

1 #REZ 2024 0046

2 BILL NO. Z-24-12-04

3
4 ZONING MAP ORDINANCE NO. Z-3-25

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. B-15 (Sec. 24 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 C2 (Limited
11 Commercial) district under the terms of Chapter 157 Title XV of the Code of the City of Fort
12 Wayne, Indiana:

13 Lot Numbers 2, 3, 4, 5, and 6 in Hillside Heights Addition, to the City of Fort Wayne, as
14 recorded in Plat Record 15, page 53 in the Office of the Recorder of Allen County,
15 Indiana.

16 TOGETHER WITH:

17 Lots #1 and #2 in Hillside Acres Amended to the City of Fort Wayne, Indiana as
18 recorded in Plat Book 16, page 144 together with Lots #7, #8, #9 and #10 in Hillside
19 Heights Addition to the City of Fort Wayne as recorded in Plat Book 15A, page 53 in
20 the Allen County Recorder's Office, all of said Lots being vacated pursuant to that
21 Certification of Vacation of Lots #1 and #2 in Hillside Acres Addition and Lots #7, #8,
22 #9 and #10 of Hillside Heights Addition, and Restrictive Covenants recorded January
23 25, 1999 at Document Number 990005720 in the Office of the Recorder of Allen
24 County, Indiana:

25 PARCEL I:

26 Vacated Lot Number 1 in the partially vacated plat of Hillside Acres Addition Amended,
27 as recorded in Plat Record 16, page 144.

28 PARCEL II:

29 Vacated Lot Number 2 in the partially vacated plat of Hillside Acres Addition Amended,
30 as recorded in Plat Record 16, page 144.

PARCEL III:

Vacated Lot Number 7 in the partially vacated plat of Hillside Heights Addition as
recorded in Plat Record 15, page 53.

PARCEL IV:

Vacated Lot Number 8 in the partially vacated plat of Hillside Heights Addition as
recorded in Plat Record 15, page 53.

PARCEL V:

Vacated Lot Number 9 in the partially vacated plat of Hillside Heights Addition as
recorded in Plat Record 15, page 53.

PARCEL VI:

Vacated Lot 10 in the partially vacated plat of Hillside Heights Addition as recorded in
Plat Record 15, page 53.

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and the symbols of the City of Fort Wayne Zoning Map No. B-15 (Sec. 24 of Aboite 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-2024-0046
Bill Number: Z-24-12-04
Council District: 4 – Dr. Scott Myers

Introduction Date: November 26, 2024
Plan Commission
Public Hearing Date: December 9, 2024 (not heard by Council)
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

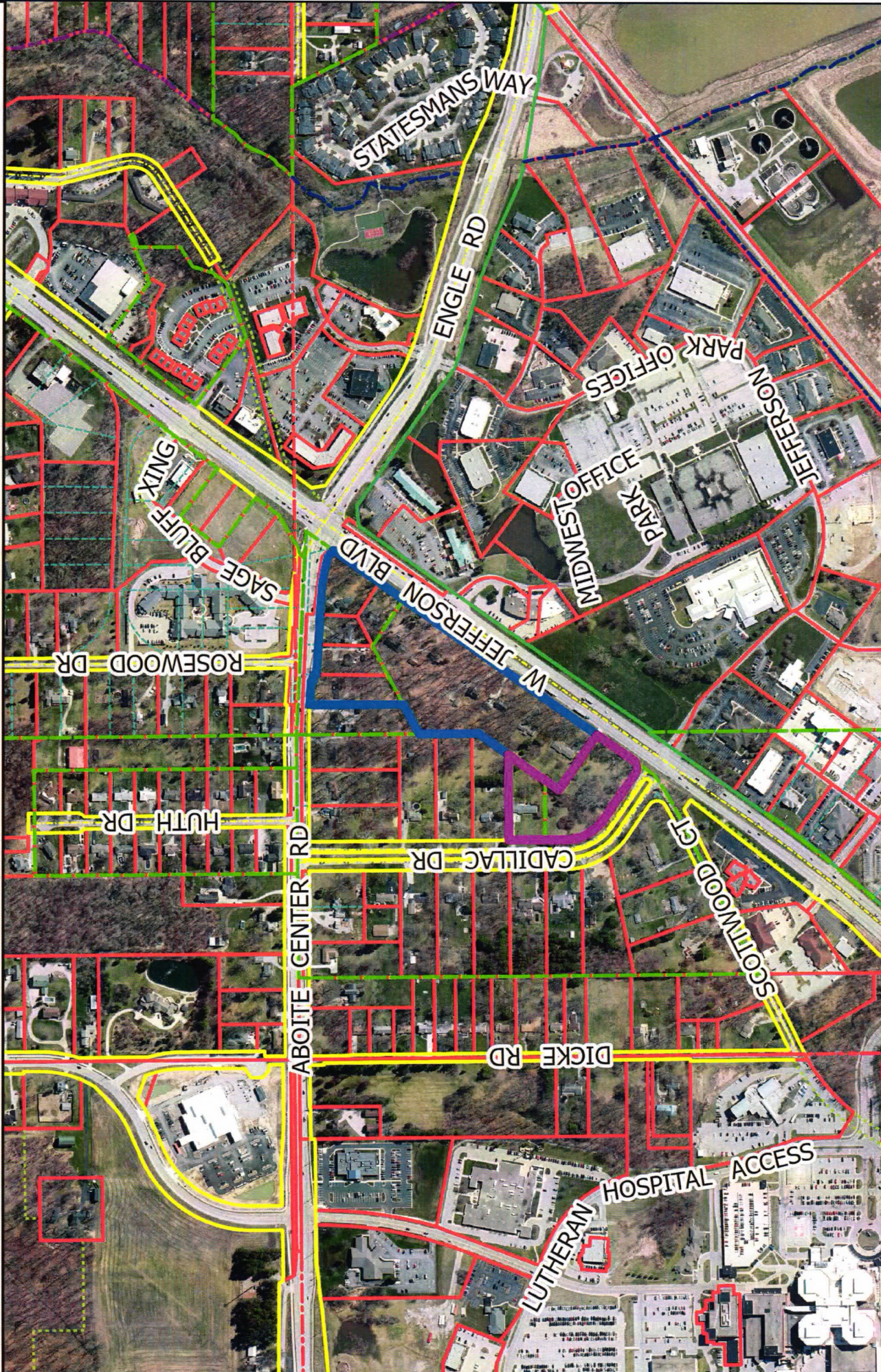
Synopsis of Ordinance: To rezone 11.5 acres from R1/Single Family Residential and C1/Professional Office and Personal Services to C2/Limited Commercial
Location: 7424 to 7616 West Jefferson and 7515 to 7611 Aboite Center Road (Section 24 of Aboite Township)
Reason for Request: To permit a mixed-use development with retail and hotel
Applicant: JSK Hospitality, LLC
Property Owner: Daystar Development Inc., FWA Hospitality LLC, Grigorios and Rita Papdakis

Related Petitions: REZ-2024-0048, PDP-2024-0053 – JSK Hospitality

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which permits a mixture of office, retail and residential uses.
Effect of Non-Passage: Property will remain partially zoned R1/Single Family Residential and C1/Professional Office and Personal Services may continue with existing single family residential and office type uses. Hotels and retail are not permitted in R1 or C1 zoning.



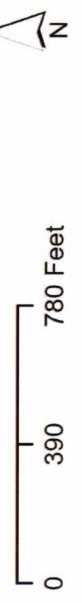
Rezoning Petition REZ-2024-0046 and Primary Development Plan PDP-2024-0053 - JSK Hospitality



-  JSK Rezone C1
-  JSK Rezone C2

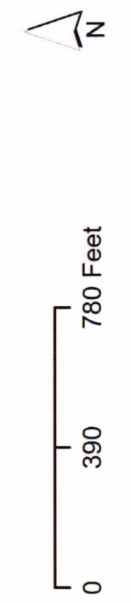
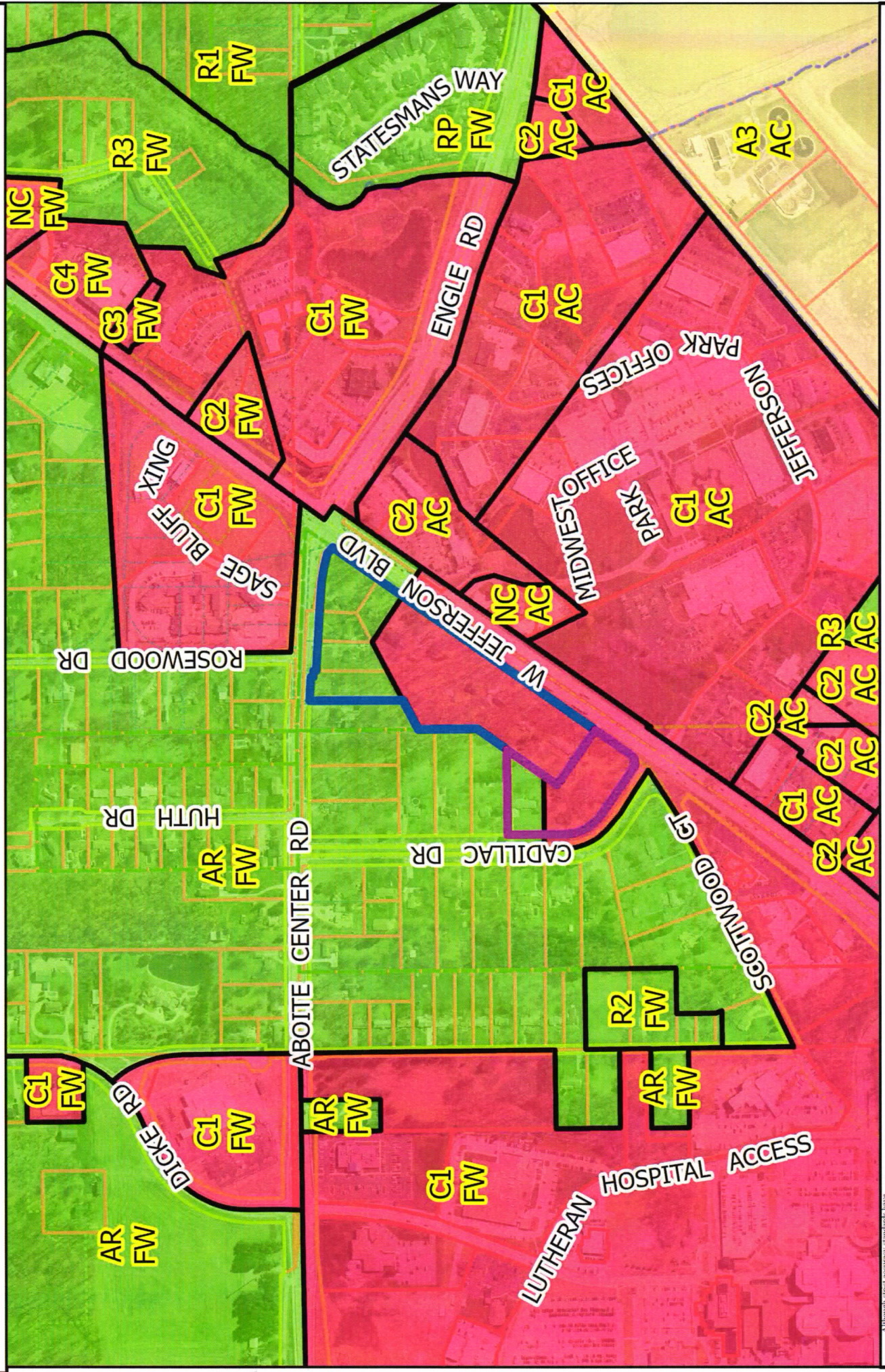
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 Date: 11.25.2024





Rezoning Petition REZ-2024-0046 and Primary Development Plan PDP-2024-0053 - JSK Hospitality

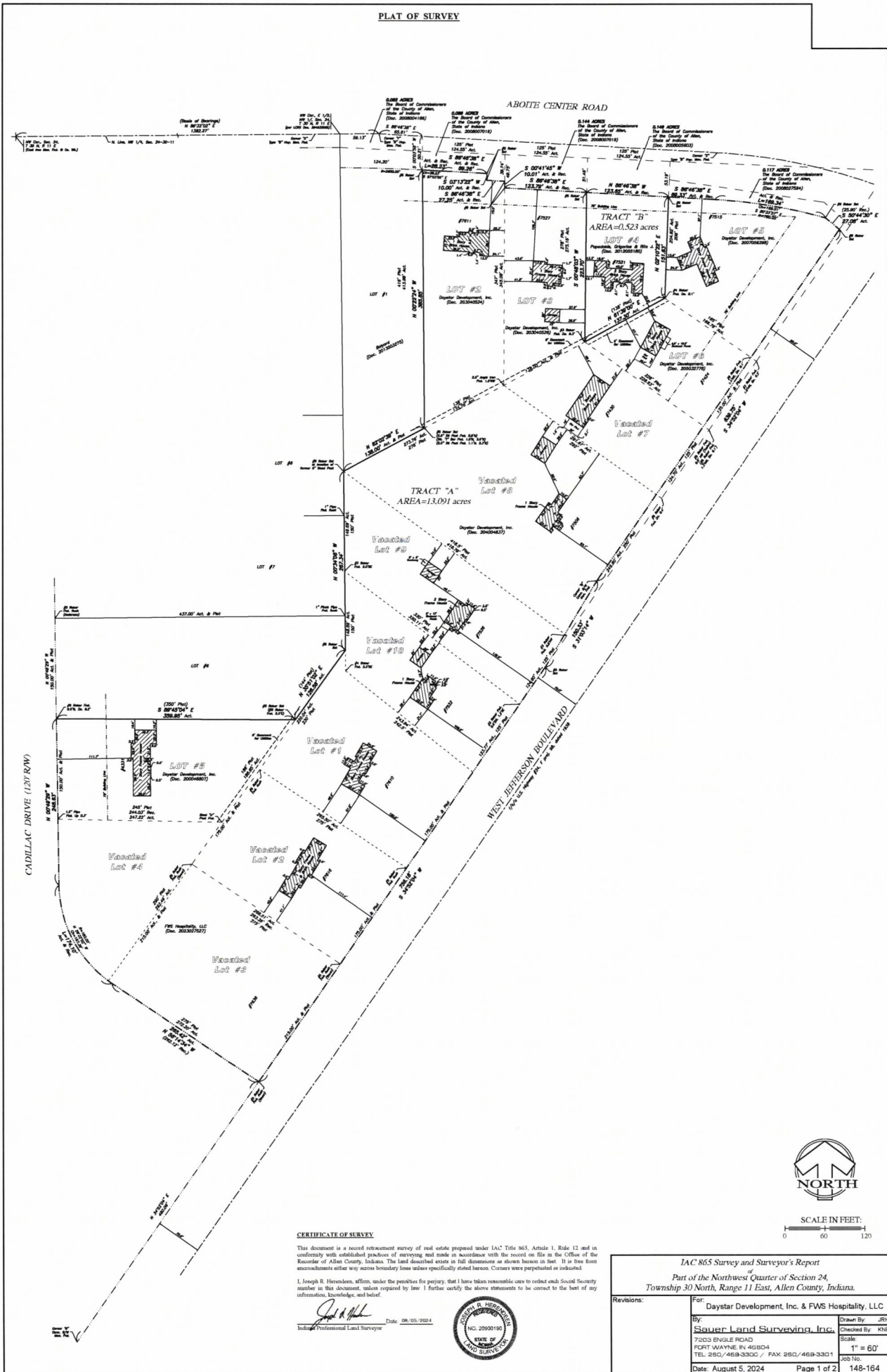


- JSK Rezone C1
- JSK Rezone C2

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PLAT OF SURVEY



CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown herein in fact. It is free from encroachments either way across boundary lines unless specifically stated herein. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law, I further certify the above statements to be correct to the best of my information, knowledge, and belief.

Joseph R. Herendeen
 Date: 08/05/2024
 Indiana Professional Land Surveyor



SCALE IN FEET:
 0 60 120

IAC 865 Survey and Surveyor's Report
 of
 Part of the Northwest Quarter of Section 24,
 Township 30 North, Range 11 East, Allen County, Indiana.

Revisions: _____ For: Daystar Development, Inc. & FWS Hospitality, LLC

By: **Sauer Land Surveying, Inc.** Drawn By: JRH
 7003 ENGLE ROAD Checked By: KWP
 FORT WAYNE, IN 46804 Scale: 1" = 60'
 TEL 260/469-3300 / FAX 260/469-3301 Job No. _____
 Date: August 5, 2024 Page 1 of 2 148-164

FACT SHEET

Case #REZ-2024-0046 and REZ-2024-0048 Bills # Z-24-12-04 and Z-24-12-05
Project Start: December 2024

APPLICANT:	JSK Hospitality, LLC
REQUEST:	To rezone property from C1/Professional Offices and Personal Services and AR/Low Intensity Residential to C1/Professional Offices and Personal Services and C2/Limited Commercial as well as to approve a primary development plan for an 11-lot commercial development including a hotel, multitenant commercial structures, and development lots with waivers to increase allowable square footage.
LOCATION:	7610 W Jefferson Blvd, southwest corner of its interaction with Engle Road (Section 24 of Aboite Township)
LAND AREA:	Rezone to C1 approximately 1.01 acres Rezone to C2/Limited Commercial approximately 11.5 acres Development Plan acreage is approximately 14.66 acres
PRESENT ZONING:	C1/Professional Offices and Personal Services and AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Offices and Personal Services and C2/Limited Commercial
COUNCIL DISTRICT:	4 – Dr. Scott Myers
SPONSOR:	Fort Wayne Plan Commission

December 9, 2024 Public Hearing

- Two residents spoke in support.
- Six residents spoke about concerns.
- Rachel Tobin-Smith, Paul Sauerteig, and Amos Norman were absent.

December 16, 2024 Business Meeting

REZ-2024-0046 (Z-24-12-04)

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 and a Written Commitment to Common Council for their final decision.

8-1 MOTION PASSED

Karen Richards voted nay.

REZ-2024-0048 (Z-24-12-05)

Plan Commission Recommendation: DO PASS,

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

8-1 MOTION PASSED

Karen Richards voted nay.

Fact Sheet Prepared by:
Michelle Wood, Senior Land Use Planner
January 9, 2025

PROJECT SUMMARY

The petitioner is requesting to rezone parcels along the north side of West Jefferson Boulevard, from about Aboite Center Road to Cadillac Drive, to develop commercially, including a new hotel and multiple family buildings, with mixed use. Today, about 2/3 of the property is zoned C1/Professional Offices and Personal Services, which permits many uses seen along West Jefferson, like banks, medical offices, and office parks. The remaining approximate 5.5 acres are zoned residentially but proposed to rezone to a commercial zoning district. This stretch of West Jefferson Boulevard has about 32,000 daily motorists, and Aboite Center Road has about 13,600 daily motorists, qualifying both as arterial streets. This means that these parcels could no longer be platted for residential use, since the ordinance prohibits any new plats from having frontage along an arterial street.

The C1/Professional Offices and Personal Services petition is located closest to the residences along Cadillac Drive. The C1 district does not permit retail, restaurants, and other uses that may contain more foot traffic. C1 is the district that is recommended to provide transition between residential districts like Cadillac Drive and the more intensive uses found along West Jefferson Boulevard. The rezoning petition for C2 affects about 11 acres, of which about 6.8 acres are already zoned commercially (C1). The remaining approximate 4.2 acres are zoned AR/Low-Intensity Residential but are at the corner of Aboite Center and West Jefferson, with the remaining 3 corners of that intersection being commercially zoned (The south side of the intersection is zoned C2 and the north sides are zoned C1).

West Jefferson Boulevard has been transitioning from residential to commercial over the past 30 years, pivoting the area to a more regional thoroughfare. The site is an artery between the core of Fort Wayne and places like I-69, Huntington, and Aboite and Lafayette Townships.

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 and supportive of this request:
LUD1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
LUD Policy 4 – Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses.

Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category. The primary use in this district is single-family residential. Secondary uses include Civic and Cultural Facilities, Parks and Open Space, Religious Institutions, Schools, and Single-Family Attached Residential.

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.
- **LUD Goal 1.2** Explore modified development review processes to facilitate compatible infill development and redevelopment proposals
- **LUD Goal 1.3** Encourage compatible higher density residential and mixed-use development in infill areas that are near public transit routes, employment centers, institutions, and other amenities

Compatibility Matrix

- C1 is considered “compatible” to the suburban neighborhood future designated land use.
- C2 is considered “potentially compatible” to the suburban neighborhood future designated land use. Suggestions to improve compatibility include written commitments, building design, enhanced landscaping, enhanced access and connectivity such as trails/sidewalks, shared access points / roads, and street interconnections.

Today, the applicant is proposing to expand the original footprint of the development site and include Limited Commercial retail uses in some areas. The primary access to the site is provided by a new road that ends and terminates at West Jefferson Blvd. This development plan shows eleven tracts for development. All new development parcels have access to this road, either with direct frontage or by easement. Additional pedestrian access will be provided along West Jefferson, which is a requirement per the zoning ordinance.

Three of the parcels are showing proposed structures and related uses, like parking and landscaping. The first two are shown on Tracts F and G and are shown as three-story multiple use buildings. All are meeting the residential mitigation impact standards of being at least 50’ setback from residential structures, and as shown, no parking is shown in that setback. Rather, detention and landscaping are within that 50’ setback. The Tract F building will be zoned C1, so if the use of the building is mixed, that building will have uses that are more appointment-based and professional in nature. The Tract G building, located along Aboite Center Road, is proposed to be zoned C2, which permits retail, restaurants, and other light uses intended for foot traffic. Access to both structures are via the new access road and not from Cadillac Drive or Aboite Center Road. The hotel structure is located on Tract “A” and located in the proposed C2 district. The structure is located between the new access road and West Jefferson Boulevard, creating a through style lot. This hotel is 3-stories and will be about 68,232 square feet. The 136-car parking lot exceeds the minimum of 104 spaces (1 space per sleeping room).

There was discussion at the public hearing regarding screening and buffering. The applicant agreed to increase the required landscaping along areas adjacent to residential parcels. Fencing and street trees will be installed along the new public road between the hotel and residential lots. On the C1 parcel, 8 to 10-foot tall evergreen trees, large shrubs, and deciduous trees will be planted along with a 6-foot fence along the north side of the parking lot, adjacent to the residential lot. On the C2 parcel at Aboite Center Road, fencing and evergreen trees will be installed between the commercial lot and the residential lot.

A Written Commitment has been accepted by Plan Commission that relates the agreed-upon landscape enhancements as well as prohibited uses in the C2 district.

PUBLIC HEARING SUMMARY:

Presenter: Pat Hess, Beckman Lawson, represented the request as outlined above.

Public Comments:

John Hoffman, representing SWAP, spoke generally in favor of the proposal, stating that the area is recognized to develop commercially and it fits the comp plan. He stated that screening and buffering should be carefully considered.

Greg Papadakis, 7521 Aboite Center Road – Spoke in favor of the request, citing the redevelopment and reinvestment in these poorly maintained properties.

Gary Hoagland, representing 4323, 4329 and 4315 Cadillac Drive – Has concerns over traffic, hours of operation and noise.

Robert Stahl and Michael Stahl, 7721 Aboite Center Road - Expressed similar concerns over traffic.

Suzanne Carr, 4315 Cadillac Drive – Concerned about school bus pickup.

Paul Lagemann, County Councilman – Would prefer to see this request wait until after the zoning ordinance amendment for building heights is approved (it is now approved).

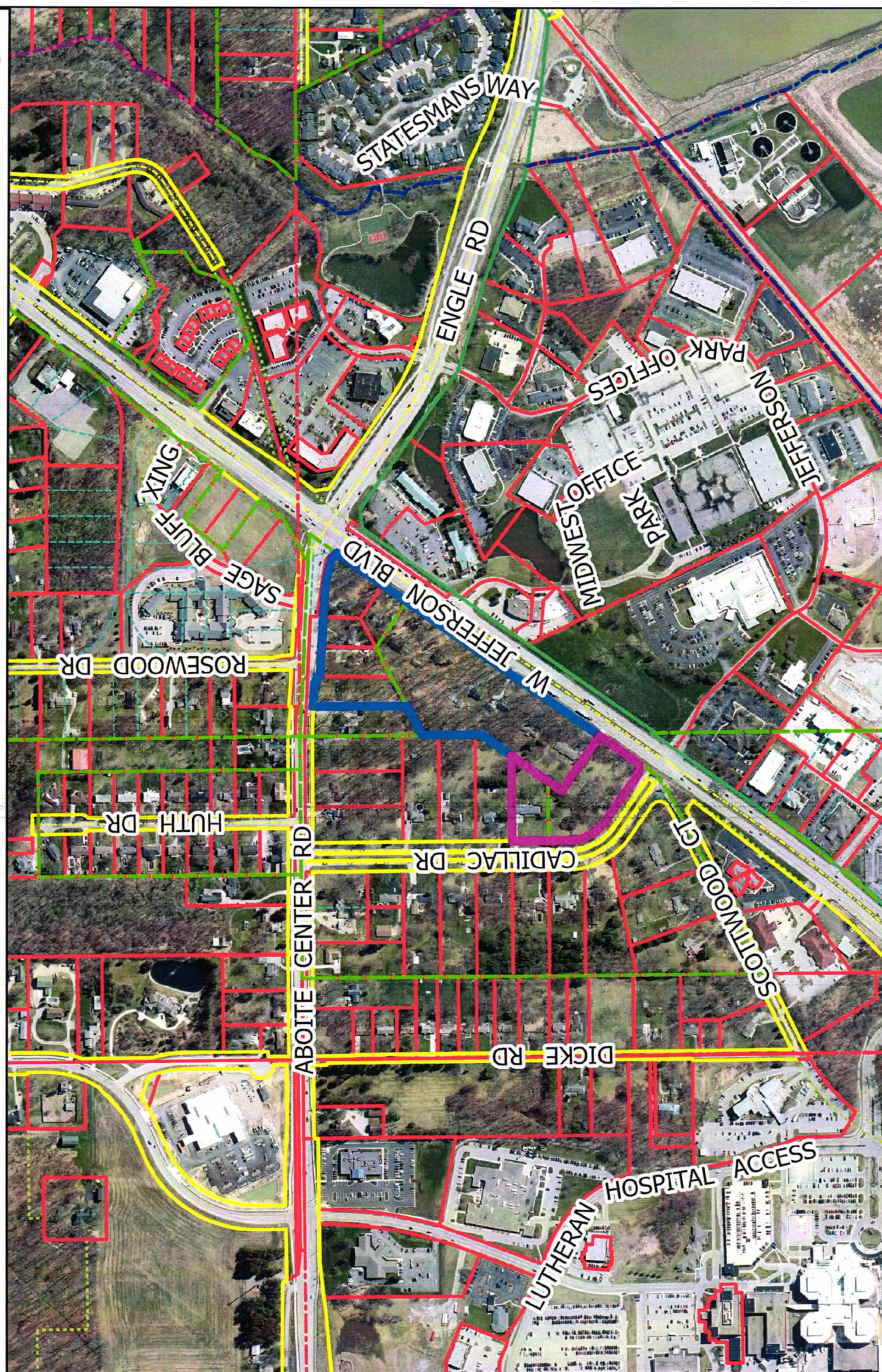
Elizabeth Roth, 4342 Cadillac Drive – Concerns include children, and proximity of development.

Closing Comments:

The hotel proposal meets current zoning ordinance height requirements. If the amendment is approved, they will still meet all zoning ordinance requirements. There is no access to Cadillac Drive. This is comprehensive planning of the entire area, not piecemeal development. The land has been zoned for office since 1997 and has not developed with offices in all that time. The proposed plan shows good planning, with improved traffic infrastructure, enhanced landscaping and responsible adherence with the zoning ordinance.



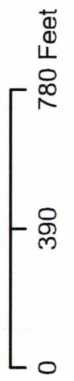
Rezoning Petition RFZ-2024-0046 and Primary Development Plan PDP-2024-0053 - JSK Hospitality



- JSK Rezone C1
- JSK Rezone C2

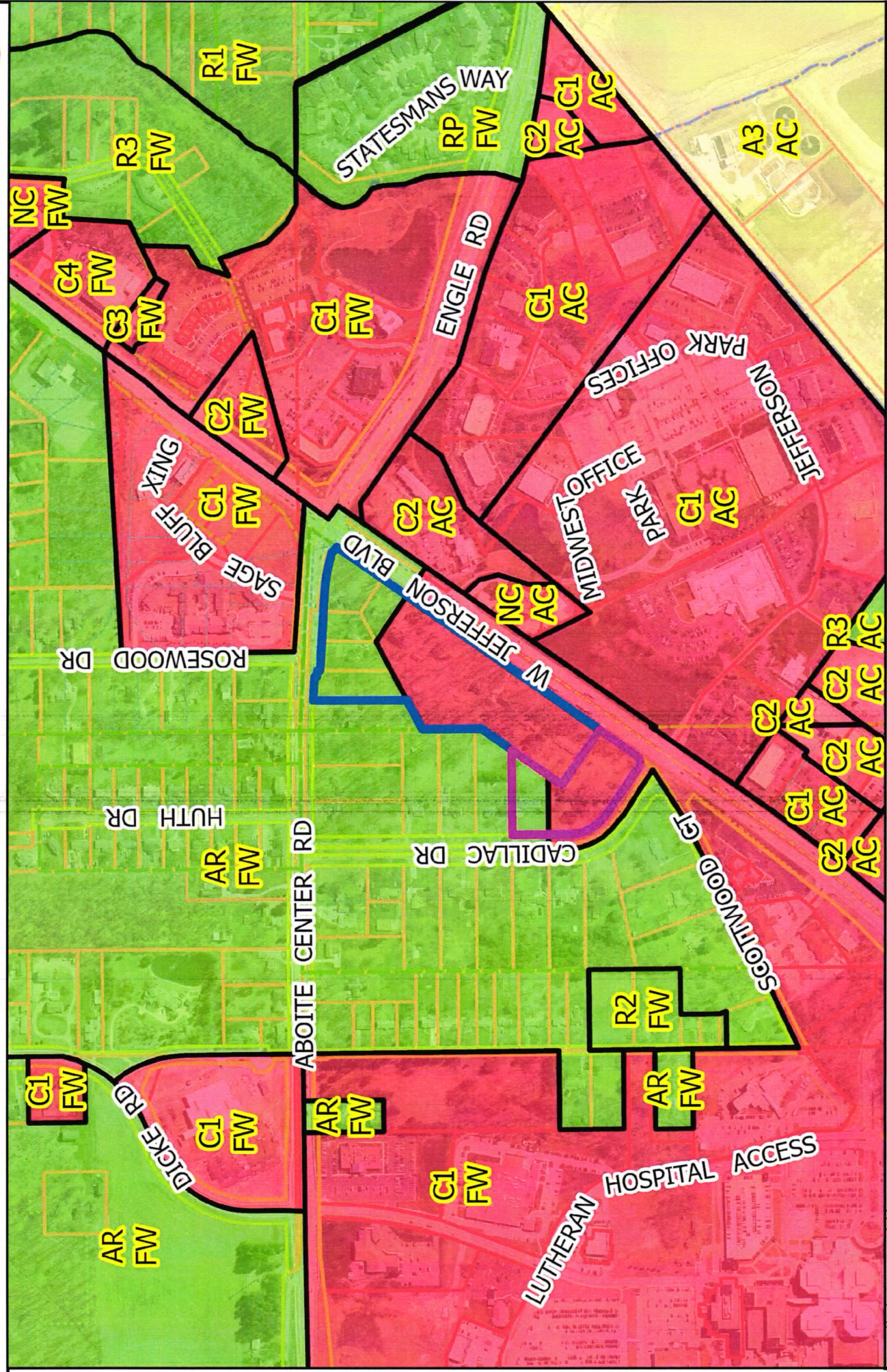
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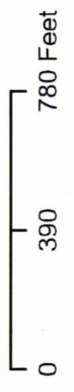
Rezoning Petition REZ-2024-0046 and Primary Development Plan PDP-2024-0053 - JSK Hospitality



- JSK Rezone C1
- JSK Rezone C2

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BECKMAN LAWSON, LLP

DRAFT #3, 1/9/25

An original has been sent to the collective owners for signature and notaries.

WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT (“Commitment”) is made this ___ day of _____, 2025 by Daystar Development, Inc., an Indiana corporation (“Daystar”), FWS Hospitality, LLC, an Indiana limited liability company (“FWS”) and Grigorios Papadakis and Rita J. Papadakis, husband and wife (“Papadakis”) (collectively the “Declarant”).

WITNESSETH:

WHEREAS, Declarant is the owner of approximately 14.66 acres of real estate located in Fort Wayne, Allen County, Indiana, the legal description of which is attached hereto as Exhibit “A” (the “Real Estate”); and

WHEREAS, Declarant submitted a rezoning petition with respect to the Real Estate to rezone the Real Estate from AR/Low Intensity Residential and C1/Professional Office and Personal Services, bearing number REZ-2024-0046 and REZ-2024-0048 (the “Petitions”), which Petitions have been approved by the City of Fort Wayne Plan Commission (the “Plan Commission”) and the Fort Wayne Common Council (“City Council”); and

WHEREAS, Declarant has offered this Commitment, voluntarily, pursuant to Indiana Code 36-7-4-1015, for the purpose of limiting certain uses for the Real Estate; and

WHEREAS, in conjunction with the Petitions, the Plan Commission has accepted Declarant’s offer of this Commitment and its recordation with the Allen County, Indiana, Recorder’s Office upon approval of the Petitions by the Plan Commission and City Council.

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 any portion of the Real Estate.

1. **Prohibited Uses.** Subject to the terms and conditions herein contained, the following uses, as those uses are defined in the Fort Wayne Zoning Ordinance, shall be prohibited upon the Real Estate:
 - a. Animal Kennel
 - b. Bowling alley
 - c. Club, private
 - d. Correctional services facility

- e. Homeless shelter
 - f. Reception hall
 - g. Residential facility for homeless individuals
 - h. Treatment center
 - i. Zoo
2. Permitted Uses. Any use otherwise permitted in the C2 zoning district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use upon the Real Estate.
3. Other Commitments:
- a. A 6-foot solid board fence will be installed between edge of pavement of the new public road and the adjacent residentially zoned lots. Applicant will work with City Engineering and utility providers to ensure that required amount of right-of-way and infrastructure will not conflict with screening and buffering requirements, and provide for maintenance of said fencing and landscaping.
 - b. Screening and buffering on Tract F:
A 6-foot solid board fence will be installed along the north side of the lot, between the tract and the adjacent residential lot. Fence will meet primary setback (25') from Cadillac Drive. A 75% shrub buffer and deciduous trees will be installed on the south side of the fence. A continuous 8 to 10-foot tall (installed size) evergreen tree (or large evergreen shrub such as arborvitae) will be installed on the north side of the fence. The above described landscape plan is based on the site layout on the Primary Development Plan. Should the layout change with final engineering, landscaping will be re-evaluated by the Plan Commission with the Secondary Development Plan.
 - c. Screening and buffering on Tract G:
A 6-foot solid board fence will be installed along the west side of the lot parking area, to be maintained as long as the adjacent lot remains residential. A continuous 8 to 10-foot tall (installed size) evergreen tree (or large evergreen shrub such as arborvitae) will be installed on the west side of the detention basin, along with a 75% shrub buffer. The above described landscape plan is based on the site layout on the Primary Development Plan. Should the layout change with final engineering, landscaping will be re-evaluated by the Plan Commission with the Secondary Development Plan.
 - d. Provision on building orientation on Tract F - building will be parallel with West Jefferson. If final engineering does not allow this orientation, documentation will be provided to Plan Commission with Secondary Development Plan.

4. Permits. No permits shall be issued under the zoning ordinance by the Zoning Administrator, or any successor agency having zoning jurisdiction over the Real Estate, 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.
5. Binding Effect, Modification, and Termination. This Commitment shall run with the Real Estate and shall be binding upon the Declarant and each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. The recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated only by a decision of the Plan Commission, following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules of procedure. The Plan Commission shall have the discretion whether to approve or deny any proposed modification or termination of this Commitment. This Commitment may be modified or terminated by the Plan Commission making findings of fact that the proposed modification or termination is required because: (a) there is a substantial change in circumstances from the time of the original Commitment; (b) the proposed modification or termination is in substantial compliance with the Comprehensive Plan; (c) the proposed modification or termination is consistent with the Plan Commission's prior approval; and (d) the application of the terms of the original Commitment would cause an unnecessary hardship absent the modification or termination. Further, pursuant to I.C. 36-7-4-1015(b)(4), this Commitment shall automatically terminate if: (i) the zoning district or classification applicable to the Real Estate is changed; or (ii) if the land use to which this Commitment relates is changed.
6. Recording. Declarant or Applicant shall, at Declarant's or Applicant's expense, record this Commitment with the Allen County Recorder and shall provide two copies of the recorded Commitment to the Zoning Administrator.
7. Enforcement. Any violation of this Commitment shall be deemed a violation of the zoning ordinance in effect 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 Plan Commission or any enforcement official designated in the zoning ordinance, or any successor agency having zoning jurisdiction over the Real Estate. Pursuant to I.C. §36-7-4-1015, the Plan Commission or any enforcement official designated in the zoning ordinance, shall be entitled to all legal and equitable remedies available, including specific performance and injunctive relief, for any violation of this Commitment. The enforcement rights of the Plan Commission or any enforcement official designated in the zoning ordinance are cumulative, not exclusive. This Commitment may be enforced by any successor commission or enforcement official having zoning jurisdiction over the Real Estate.
8. Authority to Sign. The person signing this Commitment in a representative capacity on behalf of Declarant warrants and represents that: (a) the person has the actual authority and

power to so sign, and to bind the respective entity to the provisions of this Commitment; and (b) all corporate or other entity action necessary for the making of this Commitment has been duly taken.

9. Last Deeds of Record. The most recent deeds of record for the Real Estate were recorded in the Office of the Recorder of Allen County, Indiana as Document Numbers 200046807, 2023027527, 204004837, 2050032778, 2007056298, 2012055180, 203040526, and 203040524.
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. The effective date (“Effective Date”) of this Commitment shall be the date of its recordation with the Office of the Recorder of Allen County, Indiana.

BILL NO. Z-24-12-04

REPORT OF COMMITTEE ON REGULATIONS

January 14, 2025

Michelle Chambers Chair
Thomas Freistroffer Co-Chair
All Council Members

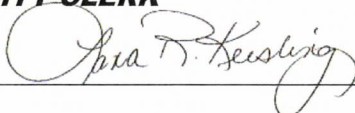
An Ordinance amending the City of Fort Wayne Zoning Map No. B-15 (Sec. 24 of Aboite Township)

To rezone 11.5 acres from R1/Single Family Residential and C1/Professional Office and Personal Services to C2/Limited Commercial at 7424 to 7616 West Jefferson and 7515 to 7611 Aboite Center Road, to permit a mixed-use development with retail and hotel

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> </u>	<u> </u>	<u> </u>
<u>BOOKER</u>	<u> </u>	<u> </u>	<u> </u>
<u>CHAMBERS</u>	<u> </u>	<u> </u>	<u> </u>
<u>ENSLEY</u>	<u> </u>	<u> </u>	<u> </u>
<u>FREISTROFFER</u>	<u> </u>	<u> </u>	<u> </u>
<u>HARTMAN</u>	<u> </u>	<u> </u>	<u> </u>
<u>JEHL</u>	<u> </u>	<u> </u>	<u> </u>
<u>MYERS</u>	<u> </u>	<u> </u>	<u> </u>
<u>PADDOCK</u>	<u> </u>	<u> </u>	<u> </u>

LANA R. KEESLING
CITY CLERK



BILL NO. Z-24-12-04

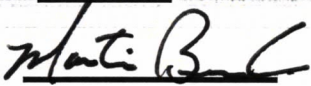
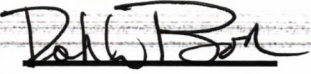





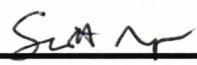
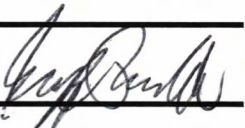
REPORT OF COMMITTEE ON REGULATIONS
January 28, 2025

Michelle Chambers Chair
Thomas Freistroffer Co-Chair
All Council Members

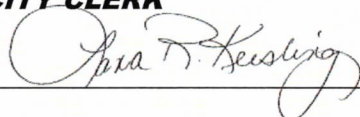
An Ordinance amending the City of Fort Wayne Zoning Map No. B-15 (Sec. 24 of Aboite Township)

To rezone 11.5 acres from R1/Single Family Residential and C1/Professional Office and Personal Services to C2/Limited Commercial at 7424 to 7616 West Jefferson and 7515 to 7611 Aboite Center Road, to permit a mixed-use development with retail and hotel

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>BOOKER</u>			
<u>CHAMBERS</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HARTMAN</u>			
<u>JEHL</u>			
<u>MYERS</u>			
<u>PADDOCK</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"/>
BOOKER	<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"/>

DATED: January 28, 2025

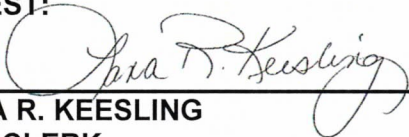


 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-24-12-04 on the 28th day of January, 2025

ATTEST:




 LANA R. KEESLING
 CITY CLERK



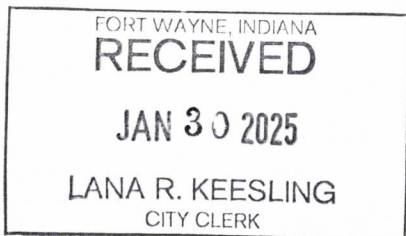
 PRESIDING OFFICER


Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th of January 2025, at the hour of 9:40 o'clock P.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 29th day of January 2025, at the hour of 4:50 o'clock p.m. E.S.T.





 SHARON TUCKER, MAYOR