

1 #REZ-2025-0031

2 BILL NO. Z-25-05-12

3
4 ZONING MAP ORDINANCE NO. Z- 2025

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. U34 (Sec. 21 of St. Joseph Township)

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

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

12
13 LEGAL DESCRIPTION

14 Part of the Northeast Quarter of Section 21, Township 31 North, Range 13 East of the Second
15 Principal Meridian, St. Joseph Township in Allen County, Indiana, based on an original survey by
16 Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc.,
Survey No. 25027733, dated March 27, 2025, and being more particularly described as follows:

17 Commencing at a 1" steel bar in box marking the Northeast corner of said Northeast Quarter;
18 thence South 01 degrees 39 minutes 38 seconds East (Indiana Geospatial Coordinate System -
19 Allen County bearing and basis of bearings to follow), a distance of 693.73 feet along the East line
20 of said Northeast Quarter and within the right-of-way of Maplecrest Road to a point; thence
21 South 87 degrees 25 minutes 03 seconds West, a distance of 304.69 feet to a 5/8" steel rebar
22 with a "Miller Land Surveying Firm #0095" identification cap at the POINT OF BEGINNING of the
23 herein described tract; thence South 39 degrees 30 minutes 52 seconds West, a distance of 33.23
24 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the
25 point of curvature of a tangent curve, concave to the Northwest, having a radius of 139.32 feet;
26 thence Southwesterly along said curve a distance of 71.40 feet, having a central angle of 29
27 degrees 21 minutes 42 seconds, and a chord of 70.62 feet bearing South 54 degrees 11 minutes
28 43 second West to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap
29 at the point of tangency of said curve; thence South 68 degrees 52 minutes 33 seconds West, a
30 distance of 8.59 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095"
identification cap at the point of curvature of a tangent curve, concave to the North, having a
radius of 122.00 feet; thence Westerly along said curve a distance of 38.09 feet, having a central
angle of 17 degrees 53 minutes 17 seconds West, and a chord of 37.93 feet bearing South 77
degrees 49 minutes 12 seconds West to a Dura Nail with a "Miller Surveying Firm #0095"
identification ring at the point of tangency of said curve; thence South 86 degrees 45 minutes 50
seconds West, a distance of 42.50 feet to a Dura Nail with a "Miller Surveying Firm #0095"

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2 identification ring; thence North 02 degrees 42 minutes 18 seconds West, a distance of 245.50
3 feet to a Dura Nail with a "Miller Surveying Firm #0095" identification ring; thence North 87
4 degrees 28 minutes 33 seconds East, a distance of 93.58 feet to a 5/8" steel rebar with a "Miller
5 Land Surveying Firm #0095" identification cap at the point of curvature of a tangent curve,
6 concave to the Southwest, having a radius of 49.29 feet; thence Southeasterly along said curve a
7 distance of 32.74 feet, having a central angle of 38 degrees 03 minutes 26 seconds, and a chord of
8 32.14 feet bearing South 73 degrees 29 minutes 44 seconds East to a Dura Nail with a "Miller
9 Surveying Firm #0095" identification ring at the point of tangency of said curve; thence South 54
10 degrees 28 minutes 01 seconds East, a distance of 12.43 feet to a 5/8" steel rebar with a "Miller
11 Land Surveying Firm #0095" identification cap at the point of curvature of a tangent curve,
12 concave to the Southwest, having a radius of 27.86 feet; thence Southeasterly along said curve a
13 distance of 22.66 feet, having a central angle of 46 degrees 36 minutes 19 seconds, and a chord of
14 22.04 feet bearing South 31 degrees 09 minutes 52 seconds East to a 5/8" steel rebar with a
15 "Miller Land Surveying Firm #0095" identification cap at the point of tangency of said curve;
16 thence South 07 degrees 51 minutes 42 seconds East, a distance of 57.80 feet to a 5/8" steel
17 rebar with a "Miller Land Surveying Firm #0095" identification cap at the point of curvature of a
18 tangent curve, concave to the Northeast, having a radius of 99.03 feet; thence Southeasterly
19 along said curve a distance of 50.85 feet, having a central angle of 29 degrees 25 minutes 19
20 seconds, and a chord of 50.30 feet bearing South 22 degrees 34 minutes 22 seconds East to a
21 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the point of
22 tangency of said curve; thence South 37 degrees 17 minutes 01 seconds East, a distance of 8.15
23 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the
24 point of curvature of a tangent curve, concave to the West, having a radius of 18.93 feet; thence
25 Southwesterly along said curve a distance of 25.37 feet, having a central angle of 76 degrees 47
26 minutes 53 seconds, and a chord of 23.51 feet bearing South 01 degrees 06 minutes 55 seconds
27 West to the Point of Beginning. Containing 0.809 acres, more or less. Subject to easements of
28 record.

18 and the symbols of the City of Fort Wayne Zoning Map No. U34 (Sec. 21 of St. Joseph Township),
19 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
20 hereby changed accordingly.

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

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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-2025-0031
Bill Number: Z-25-05-12
Council District: 1 – Paul Ensley

Introduction Date: May 27, 2025

Plan Commission
Public Hearing Date: June 9, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.89 acres from SC/Shopping Center to C3/General
Commercial

Location: Immediately east of St. Joe Village Kroger (6002 Saint Joe Center Rd)
(Section 21 of St. Joseph Township)

Reason for Request: To permit a car wash

Applicant: Fort Wayne Car Wash Investments c/o Kerry Sewell

Property Owner: Topvalco Inc

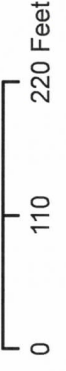
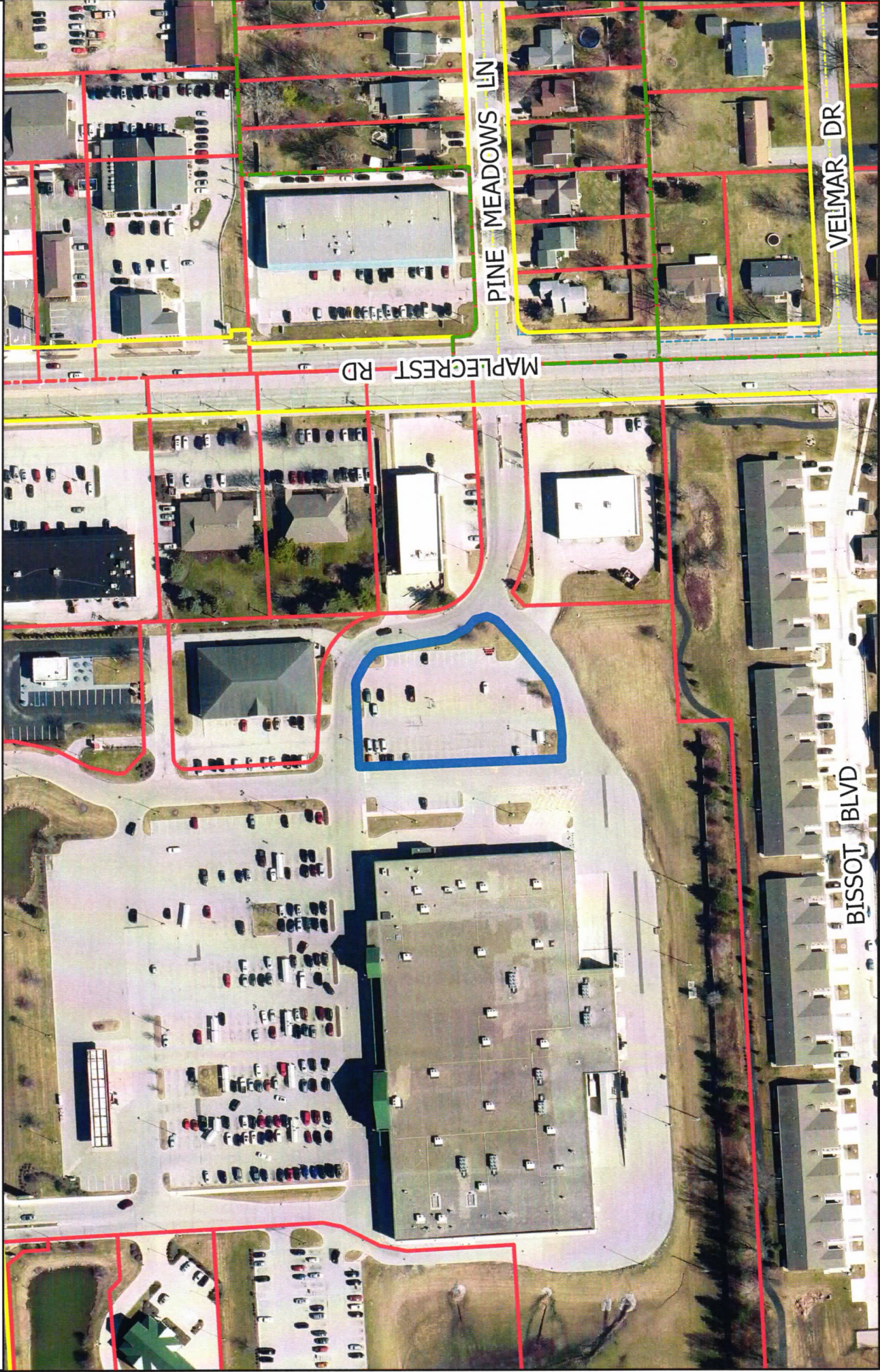
Related Petitions: Primary Development Plan – Saint Joe Center Car Wash

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district,
which would permit a car wash.

Effect of Non-Passage: Property will remain zoned SC/Shopping Center, which does not
permit a car wash. The site may continue with existing or non-
conforming uses, and may be redeveloped with limited retail uses,
along with certain residential, and similar uses.



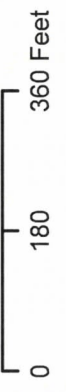
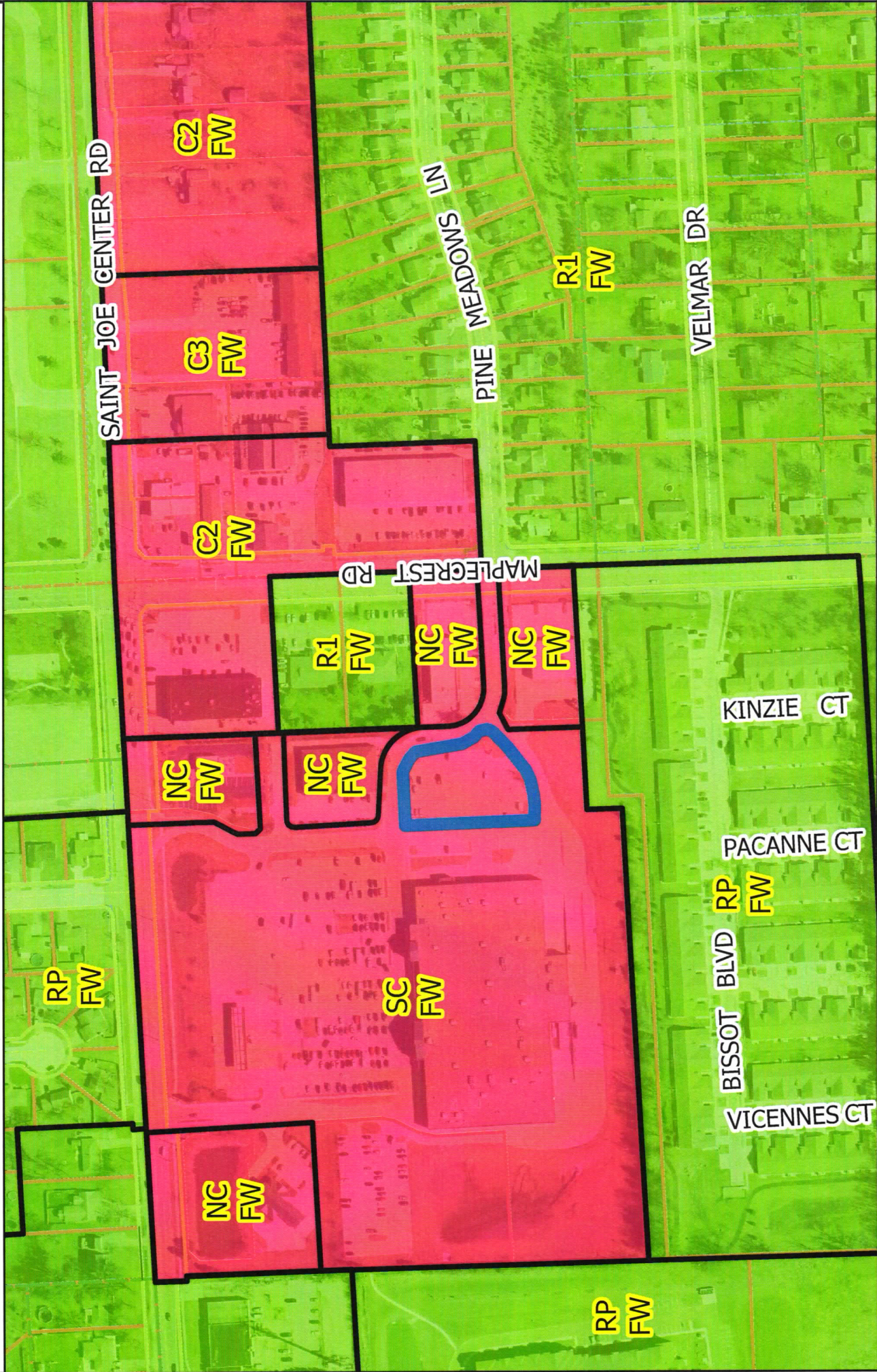
Rezoning Petition REZ-2025-0031 and Primary Development Plan PDP-2025-0020 - Saint Joe Center Car Wash



Although aerial imagery simulations have been used to illustrate the proposed development, the County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/20/2025



Rezoning Petition REZ-2025-0031 and Primary Development Plan PDP-2025-0020 - Saint Joe Center Car Wash



Although street accuracy standards have been employed in the compilation of this map, the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 5/20/2025

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Fort Wayne Car Wash Investments c/o Kerry Sewell
 Address 765 Ridge Lake Blvd.
 City Memphis State TN Zip 38120
 Telephone 419-345-6114 E-mail twalter@ohiocwh.com

Property Ownership
 Property Owner Topvalco, Inc. ("Kroger")
 Address 1014 Vine Street
 City Cincinnati State Ohio Zip 45202
 Telephone _____ E-mail _____

Contact Person
 Contact Person Corey Smith
 Address 10060 Bent Creek Blvd.
 City Fort Wayne State IN Zip 46825
 Telephone 260.489.8571 E-mail coreysmith@mlswebsite.us

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 6002 St. Joe Center Road Township and Section Twp. 31/Sec. 21
 Present Zoning SC Proposed Zoning C-3 Acreage to be rezoned .809
 Purpose of rezoning (attach additional page if necessary) To construct a modest car wash to augment to complement the grocery, related gas station, and other retail offerings at St. Joe Shopping Center.
 Sewer provider Fort Wayne Water provider 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 (please complete attached document)


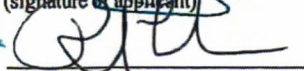
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

Kerry Sewell

(printed name of applicant)

Topvalco, Inc., an Ohio Corporation
Rick J. Landrum, Vice President

(printed name of property owner)


 (signature of applicant)

 (signature of property owner)

4/23/25

(date)

4/24/25

(date)



| Received | Receipt No. | Hearing Date | Petition No. |
|----------|-------------|--------------|--------------|
| 5.1.25 | 147469 | 6.9.25 | 0031 |

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



1. The Comprehensive Plan;

The proposed rezoning for the Project is consistent with the *All in Allen Plan* in that it clearly fits within Goal 1; namely, it encourages compatible infill development within areas that are primarily built out (pg. 60). The Project promotes Goal 2 (pg. 61) in as much as it promotes development in areas that are contiguous with existing development and redevelopment in areas that are already served by adequate water, sanitary sewer and transportation structure. The Project appears to be designated in the plan as Community Commercial. The C3 Zoning Designation requested is compatible with community commercial, regional commercial, business and office park, and institutional. In addition, the C3 Zoning designation is potentially compatible with RP with building design, landscaping, connectivity, shared access and street interconnections – all of which is addressed and present on the site.

2. Current conditions and the character of current structures and uses in the district;

This Project consists of a modest .809-acre parcel contained and encapsulated wholly within the Kroger/St. Joe Shopping Center on the east side of Kroger's main building at the corner of St. Joe Center Road and Maplecrest. The Applicant is Fort Wayne Car Wash Investments ("Applicant"). The area is decidedly commercial. The Project is encapsulated in an SC zoning designation. In addition, there are NC zoning designations immediately adjacent thereto. There is an R1 zoning district adjacent to the shopping center (slightly North of the Project); however, those are utilized as health services offices. The Applicant's proposed building is just over 4000 sf. The property is presently used for surface parking but, due to its location to the east of Kroger, the area is underutilized and inconvenient for parking for the shopping center. The Project is surrounded by many other businesses including Star Financial, Zesto Ice Cream, Starbucks, Auto Zone, Bamboo Garden, CVS, and a Kroger Fuel Center, among others. S & V Liquors, Tip N Toe Spa, and AutoZone are immediately adjacent to the Project.

To the South of the Project, by a considerable distance, is the Redwood Fort Wayne Apartment Development. The Redwood Apartment Development was constructed at least ten (10) years *after* the shopping center and related commercial uses were already constructed and operating based on historical imagery in GIS mapping. The Redwood Fort Wayne Apartment Development (RP Zoning District) is buffered by a substantial berm (approximately 10 ft in height and also quite wide) that shields apartment renters from the operations of the shopping center. Some fencing and landscaping also exists along the top of this berm. The Redwood advertises on its website (presumably as an enticement to potential renters) that amenities are just a "stone's throw away." Fort Wayne Zoning Ordinance 157.209(A) expressly states that an RP Planned Residential Zoning District is "intended to create areas for mixed residential uses. The purpose of this district is to permit residential and other compatible nonresidential uses, where adequate facilities are available." The Land Use Compatibility Matrix in the *All in Allen Plan* (pg. 213) notes that RP is a highly compatible designation, including but not limited to suburban corridors, urban corridors, neighborhood commercial, community commercial regional commercial, downtown, town center, business and office park, utility and institutional. No use is discouraged in the Land Use Compatibility Matrix.

One of the common concerns raised with regard to car washes is noise related to outdoor vacuums. In this case, Kroger is supportive of the project. In addition, the distance between all adjacent development

is considerable, which naturally mitigates sound from this modest-scaled car wash. It is not anticipated that businesses will experience any material, additional sound impacts in an already commercial area abutted by St. Joe Center and Maplecrest Roads. Adjacent site development is also oriented so that no frontage to any business faces the vacuums directly. Access to any adjacent business is also not impeded to any adjacent business as the site plan contemplates appropriate “stacking” and ingress/egress easements.

As described, the St. Joe Center Shopping Center is very decidedly commercial with consistent, heavy traffic and signalized intersections. There are five (5) lanes for traffic along St. Joe Center Road and Maplecrest.

3. The most desirable use for which the land in the district is adapted;

The property’s most desirable use is commercial in light of it being wholly contained in the Kroger/St. Joe Center Shopping Center footprint, which is already zoned SC. The Applicant’s use as a modest automobile washing facility is appropriate to this commercial area and the adjacent St. Joe Center Road/Maplecrest corridors which contains numerous other commercial businesses. The Applicant will construct a new facility with appropriate landscaping consistent with its other projects and brand generally. No development waivers are being requested by the Applicant. The car wash will have limited hours of operation (8 am – 7 pm Monday through Saturday and 9 am to 5 pm on Sunday). A decibel chart is attached evidencing the mitigation of sound by virtue of distance.

4. The conservation property values throughout the jurisdiction;

The conservation of property values throughout the jurisdiction is accomplished by granting this rezoning request in as much as these are established commercial corridors along St. Joe Center Road/Maplecrest and the use proposed is consistent and complementary to existing uses. In addition, the Redwood Apartments were constructed *after* the bulk of the shopping center was developed; accordingly, the value of the apartment development is not logically devalued by the additional commercial use. While automobile washing developments (and rezonings related thereto) have been on the increase and have raised public concerns, the location, offerings, and scale of this automobile wash is appropriate to the shopping center and the area generally. It presents an opportunity for appropriate infill development and augments existing auto uses. Both residential and heavy industrial uses are inappropriate for this property. Significant traffic volumes and a variety of commercial and retail offerings along St. Joe Center Road/Maplecrest make the existence of an automobile washing facility desirable and convenient for the area.

5. Responsible development and growth.

The automobile washing facility will not seek to impose a use that is immoral or otherwise offensive to the community as a whole, to customers of other local businesses along this corridor, or to the apartment complex adjacent to the subject property. There is ample parking, traffic signalization and curb cuts already in place. In addition, the Project will reutilize and reinvigorate decidedly commercial real estate that is currently underutilized.

Adequate utilities and infrastructure are already available on site. Access to public roads, by virtue of reciprocal easements, is also available.

FACT SHEET

Case #REZ-2025-0031 Bill # Z-25-05-12 Project Start: May 2025

APPLICANT: Fort Wayne Car Wash Investments c/o Kerry Sewell
REQUEST: To rezone from SC/Shopping Center to C3/General Commercial to permit a car wash
LOCATION: Immediately east of St. Joe Village Kroger (6002 Saint Joe Center Rd) (Section 21 of St. Joseph Township)
LAND AREA: 0.89 acres
PRESENT ZONING: SC/Shopping Center
PROPOSED ZONING: C3/General Commercial
COUNCIL DISTRICT: 1 – Paul Ensley
SPONSOR: Fort Wayne Plan Commission

June 9, 2025 Public Hearing

- No one spoke in support or with concerns.
- Paul Sauerteig and Scott Myers were absent.

June 16, 2025 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Paul Sauerteig and seconded by Rick Briley, to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

8-0 MOTION PASSED

- Rachel Tobin-Smith was absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
June 17, 2025

PROJECT SUMMARY

The applicant is requesting to rezone the parcel from SC/Shopping Center to C3/General Commercial and to approve a primary development plan for a car wash. The site is located directly east of Kroger inside the St. Joe Village shopping center located on the southwest corner of Saint Joe Center Road and Maplecrest Road. The site itself is currently additional parking for the shopping center. The applicant is proposing to parcel out that portion of the site from the Kroger.

The submitted development plan consists a 4,180 square foot car wash on the west side of the proposed parcel. Access is located on the north side where it is adjacent to a private street that runs throughout the shopping center. The private drives have access to a signalized intersection on the northwest side onto Saint Joe Center Road and a full access point onto Maplecrest to the east. Parking and vacuum stalls are located in the center of the parcel. A dumpster is proposed on the southern portion of the site. The plan also is proposing a landscape plan that includes shade trees and small shrubs around the entire the parcel.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- 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

- LUD Policy 2- Promote complete neighborhoods through sustainable development, preservation and growth by encouraging and enhancing mixed use neighborhood areas.

Generalized Future Land Use Map

- The project site is located within the Community Commercial generalized land use category.
- Adjacent properties are categorized as Community Commercial to the north, south, east, and west.

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Compatibility Matrix

- This proposed use is permitted in C3/General Commercial which is considered compatible with Community Commercial.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Susan Trent, representing the applicant, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

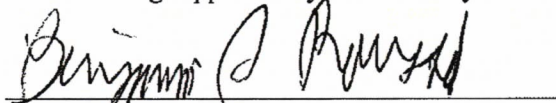
Rezoning Petition REZ-2025-0031 – Saint Joe Car Wash

APPLICANT: Fort Wayne Car Wash Investments c/o Kerry Sewell
REQUEST: To rezone property from SC/Shopping Center to C3/General Commercial for a car wash.
LOCATION: 6002 St. Joe Center Road directly west of Kroger, west of its intersection with Pine Meadows Lane (Section 21 of St. Joseph Township)
LAND AREA: 0.809 acre
PRESENT ZONING: SC/Shopping Center
PROPOSED ZONING: C3/General Commercial

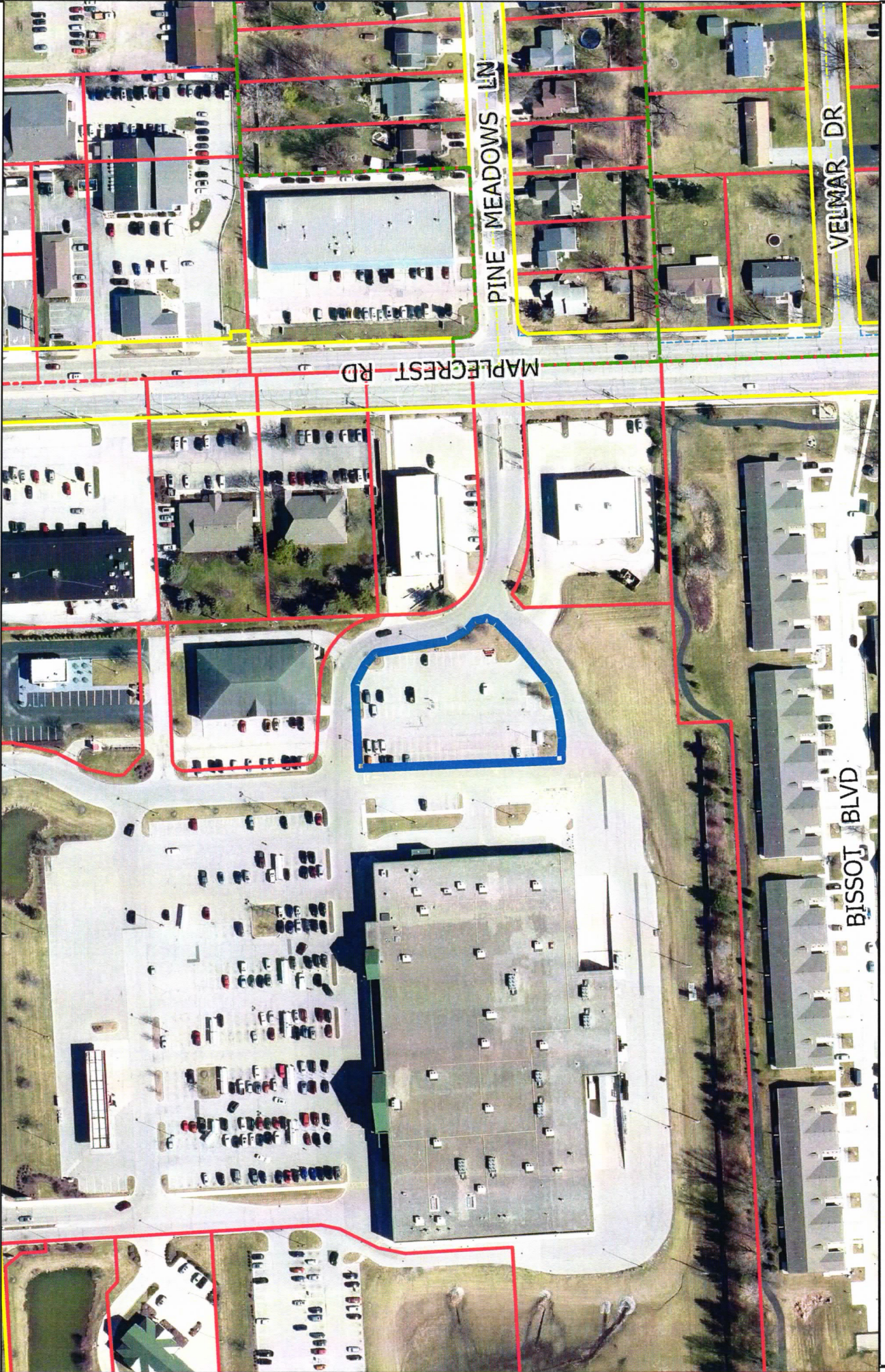
The Plan Commission recommends that Rezoning Petition REZ-2025-0031 be returned to Council, with a “Do Pass” recommendation after considering the following:

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 rezoning petition will provide an amenity that is close in proximity to residential areas, which is a land use goal in the All in Allen 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. The surrounding area is a fully developed shopping center. The owner of the parcel also owns a majority of the acreage within the shopping center.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment in the area underutilized as an auxiliary parking lot and is adjacent to developed commercial property. The new zoning gives the property owner flexibility to invest in the property commercially.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by adequate infrastructure and is a part of a developed shopping center. The development will be thoroughly reviewed by the appropriate agencies to ensure the development meets all applicable standards.

These findings approved by the Fort Wayne Plan Commission on June 16, 2025.

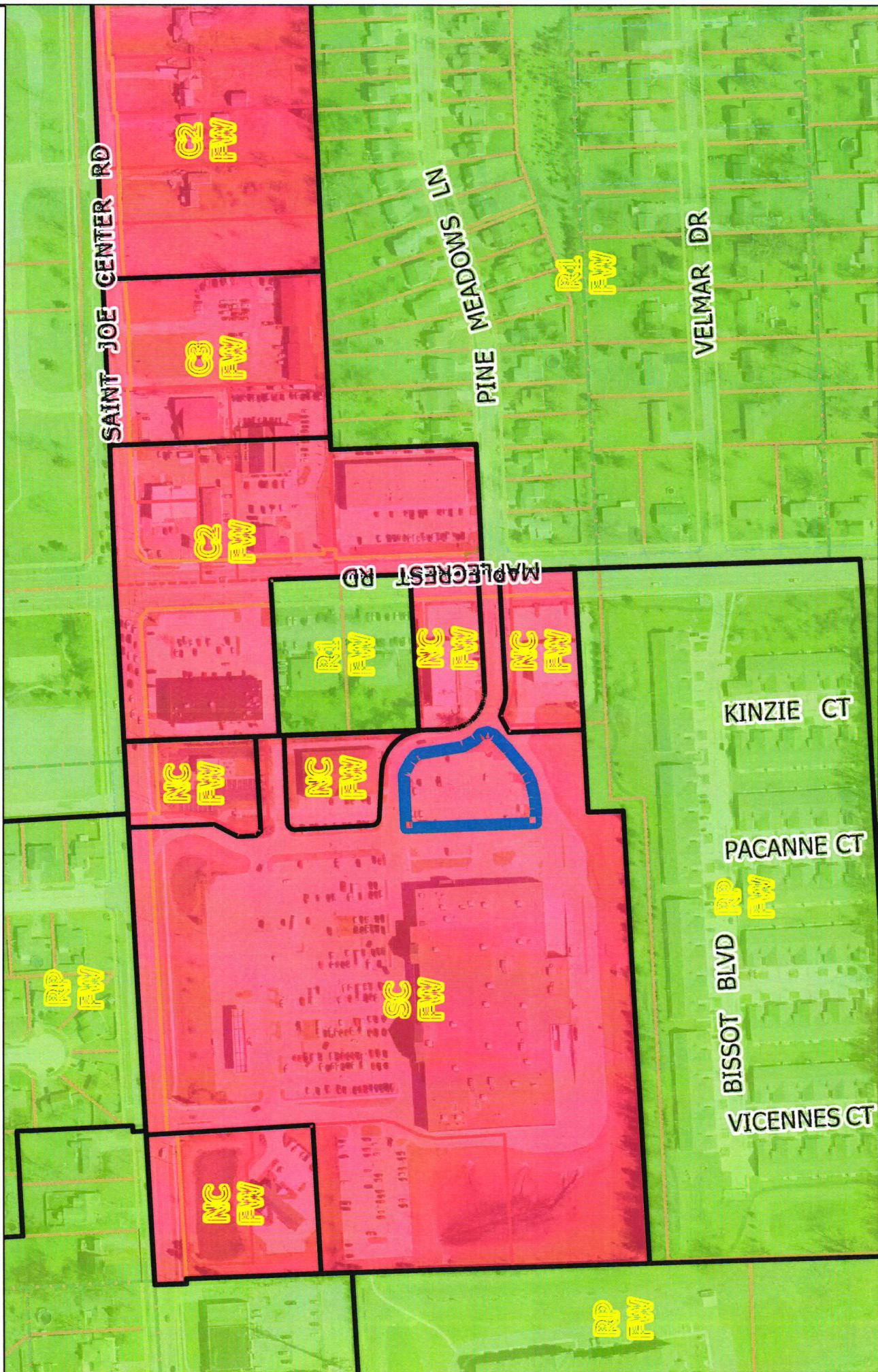


Benjamin J. Roussel
Executive Director
Secretary to the Commission

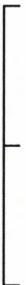


As shown in the map above, this is a summary of the information contained here and does not constitute an offer of insurance. For more information, please contact your insurance agent.

Northampton, MA 01063
 Insurance Department
 100 Northampton Street, Suite 1000
 Northampton, MA 01063
 Phone: 413/253-7000



As used herein, the information reflects the current zoning district and does not represent an intended or future change in zoning. All other zoning districts and all other regulations shall remain in effect unless otherwise stated. This information is provided for informational purposes only and does not constitute an offer of any financial product or service. For more information, please contact the Planning and Zoning Department at 413-542-2200. © 2019 City of Northampton, MA. All rights reserved.



BILL NO. Z-25-05-12

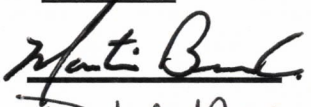
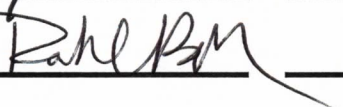

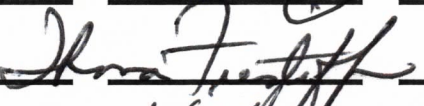
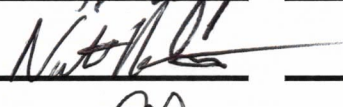
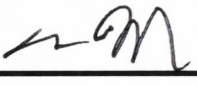
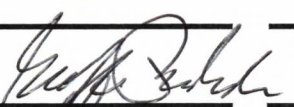
**REPORT OF COMMITTEE ON REGULATIONS
July 8, 2025**

**Thomas Freistroffer Chair
Michelle Chambers Co-Chair
All Council Members**

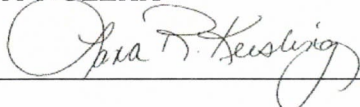
An Ordinance amending the City of Fort Wayne Zoning Map No. U34 (Sec. 21 of St. Joseph Township)

To rezone 0.89 acres from SC/Shopping Center to C3/General Commercial immediately east of St. Joe Village Kroger (6002 Saint Joe Center Rd)

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

| <u>COUNCIL MEMBER</u> | <u>DO PASS</u> | <u>DO NOT PASS</u> | <u>ABSTAIN</u> |
|-----------------------|---|--------------------|----------------|
| BENDER |  | | |
| BOOKER |  | | |
| CHAMBERS | | | |
| ENSLEY |  | | |
| FREISTROFFER |  | | |
| HARTMAN |  | | |
| JEHL |  | | |
| MYERS | | | |
| PADDOCK |  | | |

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A


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

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

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

| <u>TOTAL VOTES</u> | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> |
|--------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PADDOCK | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DATED: July 8, 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-25-05-12 on the 8th day of July, 2025

ATTEST:



 LANA R. KEESLING
 CITY CLERK



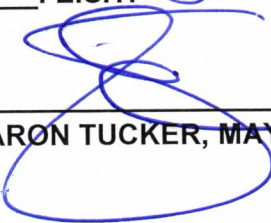
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th of July 2025, at the hour of 9:35 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 11th day of July 2025, at the hour of 11:04 o'clock AM E.S.T.



 SHARON TUCKER, MAYOR

FORT WAYNE, INDIANA
RECEIVED
 JUL 11 2025
 LANA R. KEESLING
 CITY CLERK