

#REZ 2024 0015

BILL NO. Z-24-03-18

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K-38 (Sec. 15 of Washington Township)**

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

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

LEGAL DESCRIPTION:

Beginning 403.7 feet North of the Southeast corner of the Southwest Quarter of the
Southeast Quarter of Section 15, Township 31 North, Range 12 East; thence North along the
East line of the said Quarter Section 154.5 feet; thence West 292.3 feet; thence in a
Southeasterly direction 155.7 feet to a point 267.3 feet West of the Southeast corner of the
above described tract; thence East 267.3 feet to the place of beginning, containing one (1)
acre, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. K-38 (Sec. 15 of Washington
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-2024-0015
Bill Number: Z-24-03-18
Council District: 3 – Nathan Hartman

Introduction Date: March 26, 2024

Plan Commission
Public Hearing Date: April 8, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.0 acres from R1/Single Family Residential to C2/Limited Commercial

Location: 6008 Lima Road (Section 15 of Washington Township)

Reason for Request: To permit a commercial strip center

Applicant: Todd Ramsey of Ramsey Ventures LLC

Property Owner: James D & Erma E Warren

Related Petitions: Primary Development Plan – Lima Road Shops

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which will allow for a commercial strip center.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential which does not permit a commercial strip center. The site will continue with existing uses, and may be redeveloped with areas for single family residential uses on individual lots or tracts and to provide for a variety of areas for single family neighborhoods.

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Todd Ramsey (Ramsey Ventures LLC)
Address 10050 Bent Creek Blvd.
City Fort Wayne State IN Zip 46825
Telephone 260-489-0109 E-mail TRamsey@rcidevelops.com

Property Ownership

Property Owner Warren James D & Erma E
Address 6008 Lima Rd
City Fort Wayne State IN Zip 46818
Telephone _____ E-mail _____

Contact Person

Contact Person Derek Simon, PE (MLS Engineering, LLC)
Address 10060 Bent Creek Blvd.
City Fort Wayne State IN Zip 46825
Telephone 260-489-8571 x2 E-mail derek@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 6008 Lima Road, Fort Wayne, IN 46818 Township and Section Washington, 15
Present Zoning R1 Proposed Zoning C2 Acreage to be rezoned 1.00
Purpose of rezoning (attach additional page if necessary) To align with the zoning ordinance for permitted use of a commercial strip center.
Sewer provider City of Fort Wayne 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

Todd Ramsey (Ramsey Ventures LLC)
(printed name of applicant) _____
(signature of applicant)

3-1-24
(date)

Warren James D & Erma E
(printed name of property owner) _____
(signature of property owner)

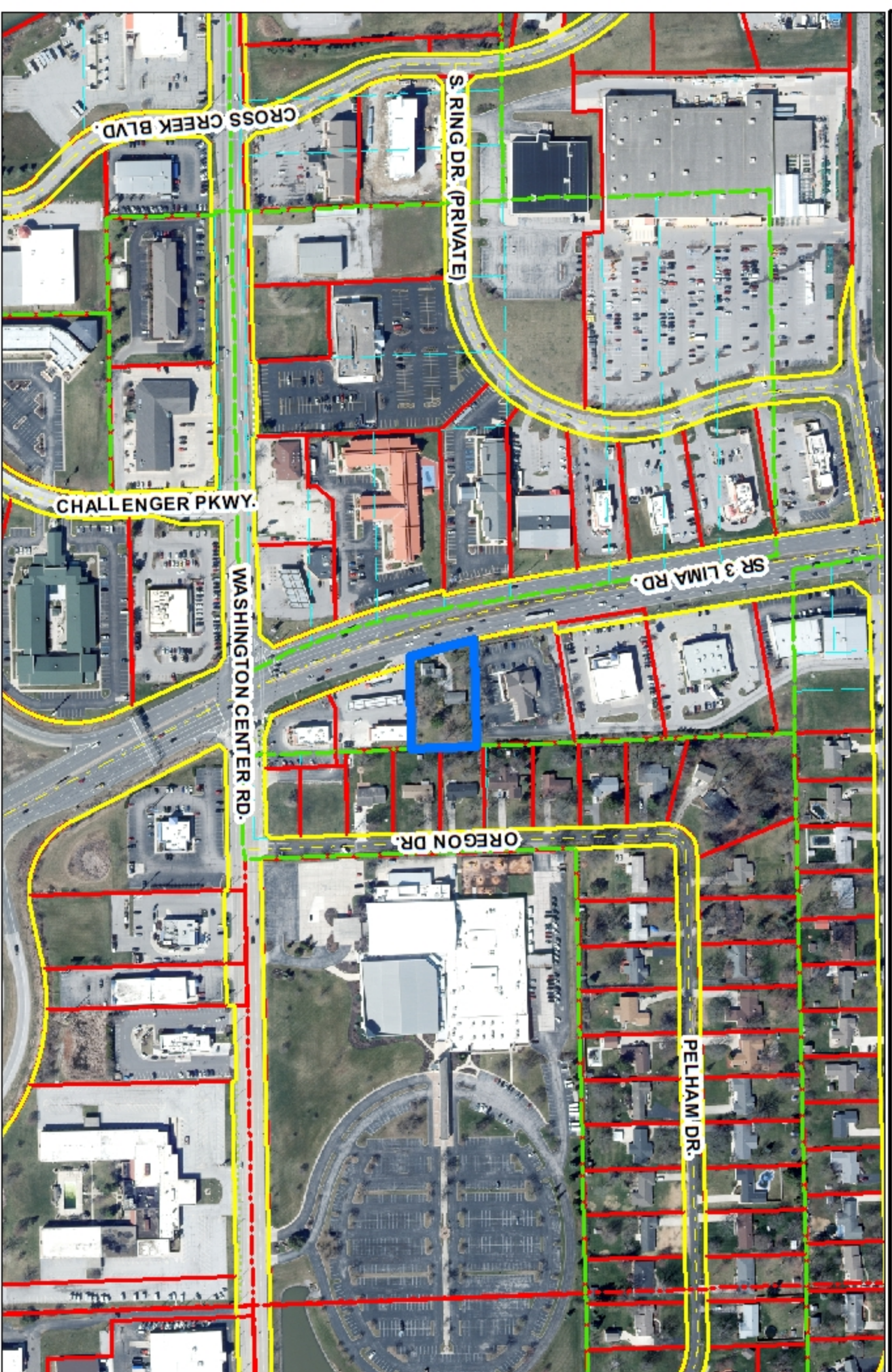
3-4-24
(date)



Received	Receipt No.	Hearing Date	Petition No.
3/5/24	144953	4/8/24	RE2-2024-00

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





As of 10/15/2024, the map is current.

Map is not to be used for any other purpose.

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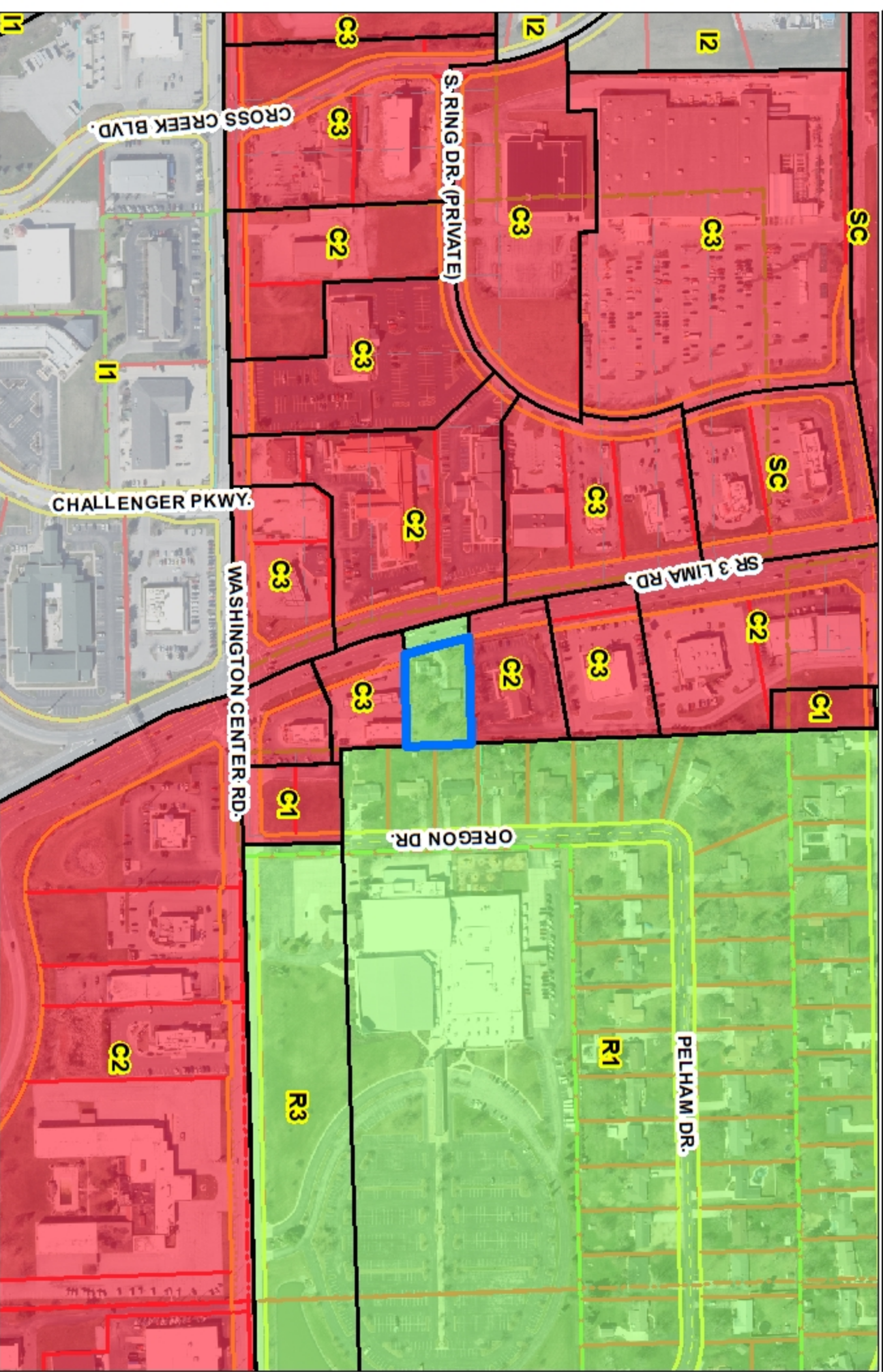
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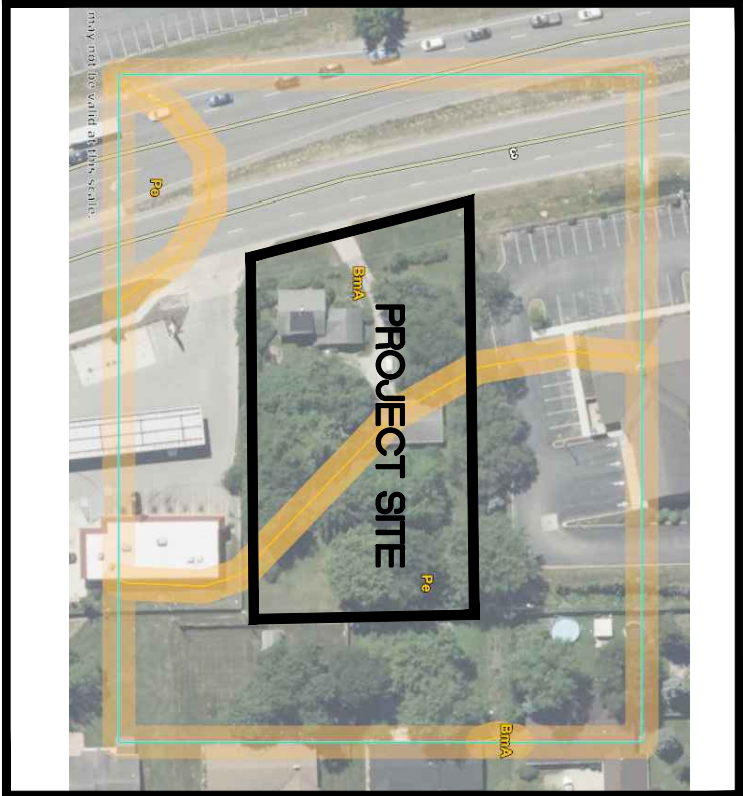


Although not a guarantee, the City of Lima warrants that the information contained herein is true and correct to the best of its knowledge and belief. The City of Lima does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

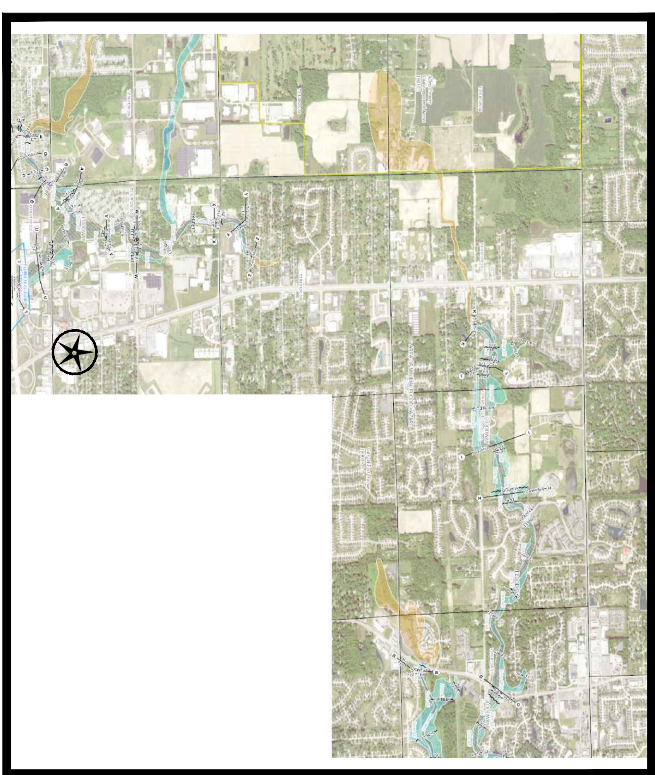
North American Datum 1983
 State Plane Coordinate System, Indiana East
 Date: 3/15/2024

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 1 inch = 300 feet

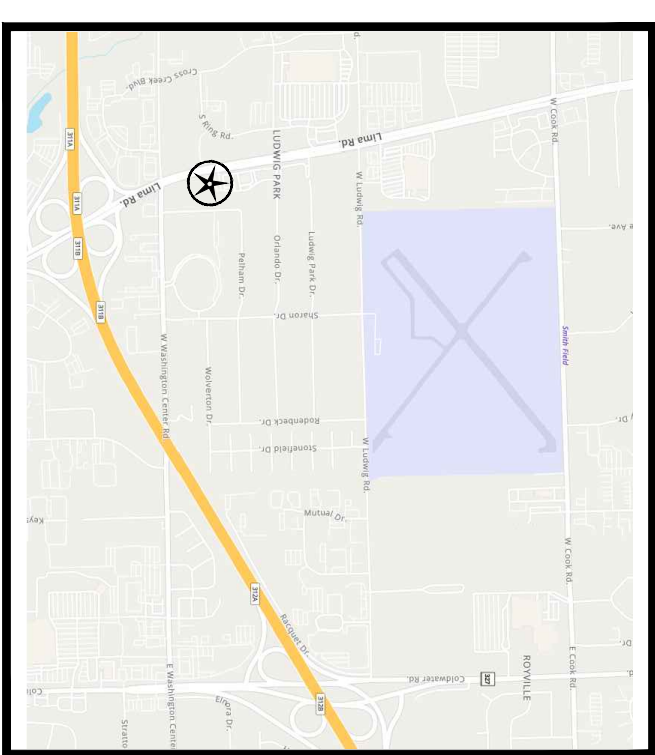
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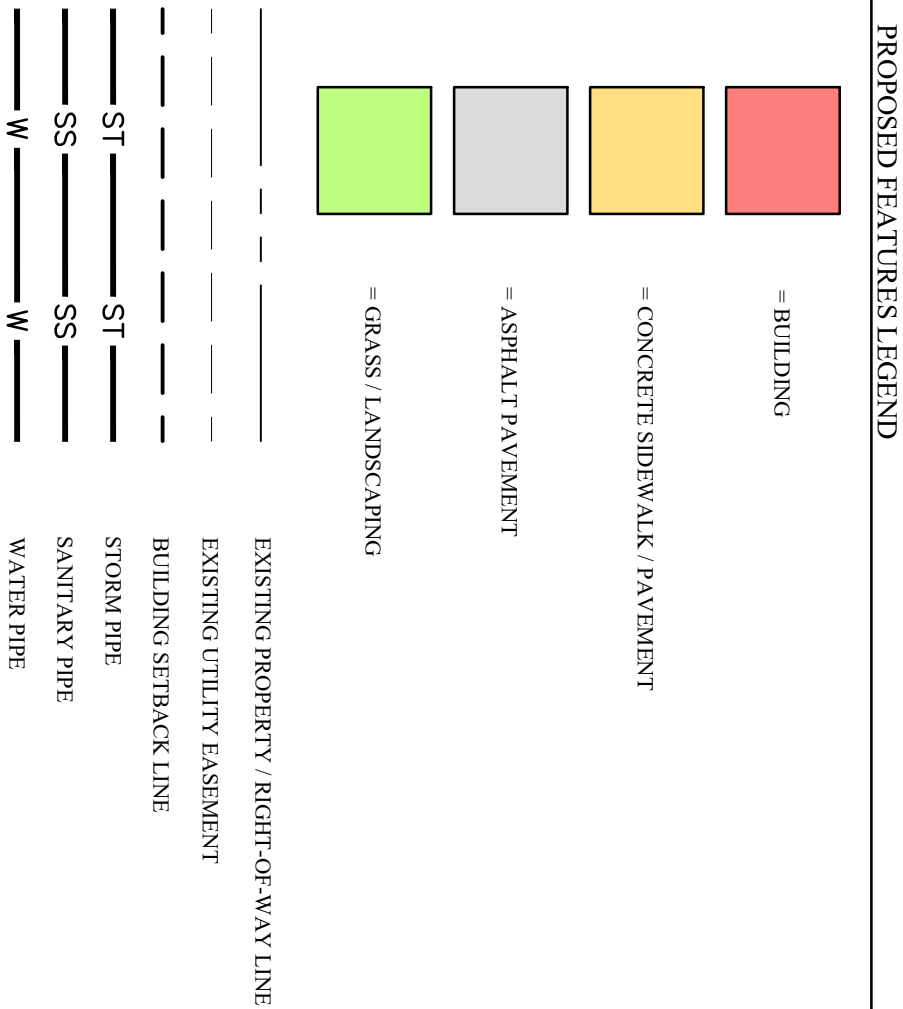
ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



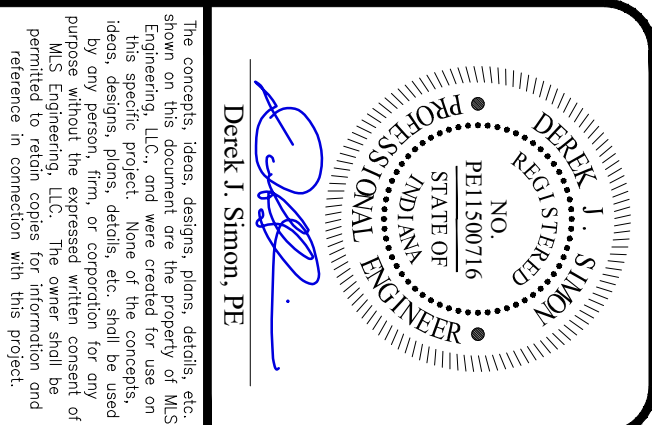
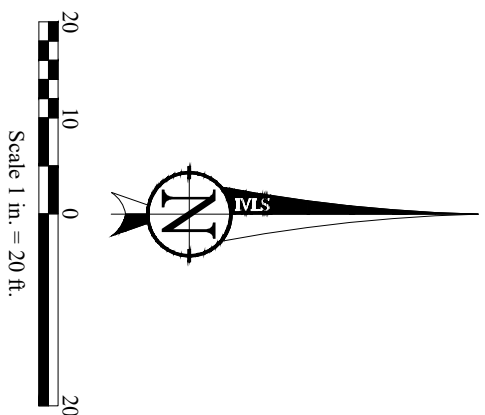
FLOOD INSURANCE RATE MAP (FIRM)
AUGUST 2, 2007 / MAP# 19050C0176
NOT TO SCALE



PROJECT SITE VICINITY MAP
NOT TO SCALE



PROJECT SUMMARY	
PAGE: ADDRESS:	6008 LIMA ROAD, FORT WAYNE, IN 46818
TOWNSHIP NAME:	WASHINGTON
TOWNSHIP SECTION:	SE 1 OF SECTION 15
CONSTRUCTION START DATE:	JULY 2024
CONSTRUCTION END DATE:	JUNE 2025
CURRENT ZONING CLASSIFICATION:	R1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:	C2 - LIMITED COMMERCIAL
CURRENT USE:	SINGLE-FAMILY RESIDENCE
PROPOSED USE:	COMMERCIAL STRIP CENTER, WITH 3 UNITS & A DRIVE-THRU
NUMBER OF BUILDINGS:	(1) 1-STORY BUILDING, LESS THAN 30' IN TOTAL HEIGHT
TOTAL BUILDING SQUARE FOOTAGE	6,000 SQ. FT.
NUMBER OF UNITS	(3) COMMERCIAL UNITS, ONE WITH DRIVE-THRU
TOTAL LOT ACRES:	0.84 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	0.72 ACRES
TOTAL LOT COVERAGE:	(0.72 AC. / 0.84 AC.) 100 = 86% LOT COVERAGE
PARKING REQUIREMENTS:	1 PARKING SPACE / 400 SQ. FT. = 6,000 / 400 = 15 SPACES ADA ACCESSIBLE SPACES = 2 ADA SPACES REQUIRED
PARKING PROVIDED :	TOTAL PARKING SPACES = 30 SPACES
LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SIGNAGE:	SIGNAGE WILL BE DESIGNED CONARY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
GARBAGE COLLECTION:	DUMPSTER ENCLOSURE
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	TO CITY STORM SEWER INFRASTRUCTURE (MANHOLE 438 198)



MLS Engineering
ENGINEERING YOUR TOMORROW...TODAY

Fort Wayne Office
10060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571

Monroe Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

www.mlswebsite.us

PREPARED FOR:

Ramsey Ventures LLC
10050 Bent Creek Blvd
Fort Wayne, IN 46825
(260) 489-0109

REVISIONS:

Lima Road Shops
6008 Lima Road
Fort Wayne, IN 46818
Primary Development Plan
Site Plan

Date: 03-04-2024
Design By: ABN
Checked By: DJS
Project No.: 24027296
Sheet Number

PDP-1

241 Lima Road
city

Warranty Deed

This Indenture Witnesseth, That George M. Hatch and Marjorie V. Hatch, husband and wife,

RECORDED

RECORD 412 PAGE 173

11⁴⁵ AM FEB 24 1949

Earl R. Roney

RECORDER, ALLEN COUNTY, IND.

of Allen County, in the State of Indiana

Convey and Warranty to James D. Warren and Erma E. Warren, husband and wife,

of Allen County, in the State of Indiana, for and in consideration of Seven Hundred and no/100 (\$700.00) - - - - - Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Allen County in the State of Indiana, to-wit:

Beginning 403.7 feet North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 15, Township 31 North, Range 12 East; thence North along the East line of the said Quarter Section 154.5 feet; thence West 292.3 feet; thence in a Southeasterly direction 155.7 feet to a point 267.3 feet West of the Southeast corner of the above described tract; thence East 267.3 feet to the place of beginning, containing one (1) acre, more or less.

Subject to all taxes and assessments if any.

Subject also to a right of easement for ingress and egress over the west 20 feet of said real estate by adjoining owners or other persons or corporations which shall be unlimited as to time and subject also to the following restrictions:

That is, no residence shall be erected thereon which shall cost less than \$3500.00; that the front building line shall be a set-back of 65 feet; that no building or structure of any kind shall be erected or maintained within 25 feet of the side lines; that fowls and animals, if any, shall be kept within wire enclosures; that no building or structure shall be moved upon said real estate without the written permission of the grantors, and that any violation hereof shall give any complaining party the right of injunctive relief.



In Witness Whereof, The said George M. Hatch and Marjorie V. Hatch, husband and wife,

have hereunto set their hands and seals, this 24th day of February 1949.

(Seal) George M. Hatch (Seal)

Duly Entered for Taxation

FEB 24 1949

(Seal) Marjorie V. Hatch (Seal)

Fred L. Wiseman

(Seal) (Seal)

Auditor Allen County, Indiana

STATE OF INDIANA, Allen COUNTY, ss:

Before me, the undersigned, a Notary Public, in and for said County and State, this 24th day of FEBRUARY, A.D., 1949, personally appeared the within named George V. Hatch and Marjorie V. Hatch, husband and wife,

Grantor, s. in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3-17-51

Howard Benninghoff Notary Public

Rezoning Petition Questionnaire
Lima Road Shops
6008 Lima Road, Fort Wayne, IN 46818

1. The request is consistent with the comprehensive plan.

In accordance with the Comprehensive Plan, the intended future land use for this property is identified as "regional commercial". As such, our actions align precisely with this plan, demonstrating our commitment to following established guidelines and fostering development in line with the broader strategic vision outlined by the comprehensive planning framework.

2. The request will not have a negative effect on the current conditions and the character of current structures and uses.

Our proposal will not adversely impact the existing conditions or usage of the current structures. We intend to rezone this property to C2 to align with the neighboring properties.

3. The request will result in the most desirable use for which the land is adapted.

The proposed zoning alteration will support the envisioned future land use outlined in the Comprehensive Plan. Considering the commercial zoning in the vicinity, aligning this property's zoning accordingly is warranted.

4. The request will conserve property values.

This zoning change will not only preserve property values but also enhance them. It will attract new businesses to the area and fulfill the demand for additional restaurants and businesses in the vicinity.

5. The request promotes responsible development and growth.

This request advocates for responsible development by directly aligning with the objectives of the Comprehensive Plan. It involves repurposing an unused older home to create new businesses the opportunity to serve the surrounding area.

FACT SHEET

Case #REZ-2024-0015

Bill # Z-24-03-18

Project Start: March 2024

PROPOSAL:	Rezoning Petition REZ-2024-0015 – Lima Road Shops
APPLICANT:	Todd Ramsey of Ramsey Ventures LLC
REQUEST:	To rezone from R1/Single Family Residential to C2/Limited Commercial to develop a commercial strip center
LOCATION:	6008 Lima Road (Section 15 of Washington Township)
LAND AREA:	1.0 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	C2/Limited Commercial
COUNCIL DISTRICT:	3 – Nathan Hartman
SPONSOR:	Fort Wayne Plan Commission

April 8, 2024 Public Hearing

- One person spoke with concerns.
- Patrick Zaharako was absent.

April 15, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

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

8-0 MOTION PASSED

- Amos Norman was absent.

Fact Sheet Prepared by:

Karen Couture, Associate Land Use Planner

April 17, 2024

PROJECT SUMMARY

The petitioner is requesting to rezone the parcel from R1/Single Family Residential to C2/Limited Commercial and to approve a primary development plan for a multi-tenant commercial development. The site is located approximately 450 feet north of the intersection of Washington Center Road and Lima Road. The adjacent properties are commercial to the north, south, and west. R1/Single Family Residential is located to the east. This parcel is one of the last remaining residential zoned properties along Lima Road.

The submitted development plan shows the proposed multitenant commercial structure with 3 units including a drive-through. Access is shared with the gas station to the south and also notes a cross-access agreement. The plan also includes access with the parcel to the north which is currently a bank. Parking is located in front of the building as well as to the rear. The Fort Wayne Zoning Ordinance requires additional landscaping for parking when it is adjacent to residential. The application appears to meet all landscaping requirements.

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

- 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 Regional Commercial generalized land use category.
- Adjacent properties are categorized as Regional Commercial to the north, south and west. The property to the east is categorized as a Traditional Neighborhood.

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 C2/Limited Commercial which is considered compatible with Regional Commercial and potentially compatible with Traditional Neighborhood. Mitigation techniques such as enhanced landscaping, and architectural and lighting considerations can aid in compatibility between commercial and residential uses.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

Presenter: Todd Ramsey, developer, presented the request as outlined above.

Public Comments:

Timothy Pierce (6001 Oregon Dr): Not opposed, but concerned with lighting and requested a fence.

Closing Comments: Todd Ramsey agreed to fence and made plans to personally meet with Mr. Pierce after public hearing.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

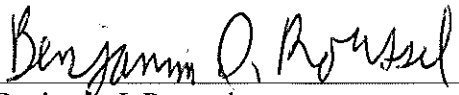
Rezoning Petition REZ-2024-0015 – Lima Road Shops

APPLICANT:	Todd Ramsey (Ramsey Ventures LLC)
REQUEST:	To rezone property from R1/Single Family Residential to C2/Limited Commercial and to approve a primary development plan for a commercial development.
LOCATION:	6008 Lima Road, 450 feet north of its intersection with W Washington Center Road (Section 15 of Washington Township)
LAND AREA:	1 acre
PRESENT ZONING:	R1/Single Family Residential
PRESENT ZONING:	C2/Limited Commercial

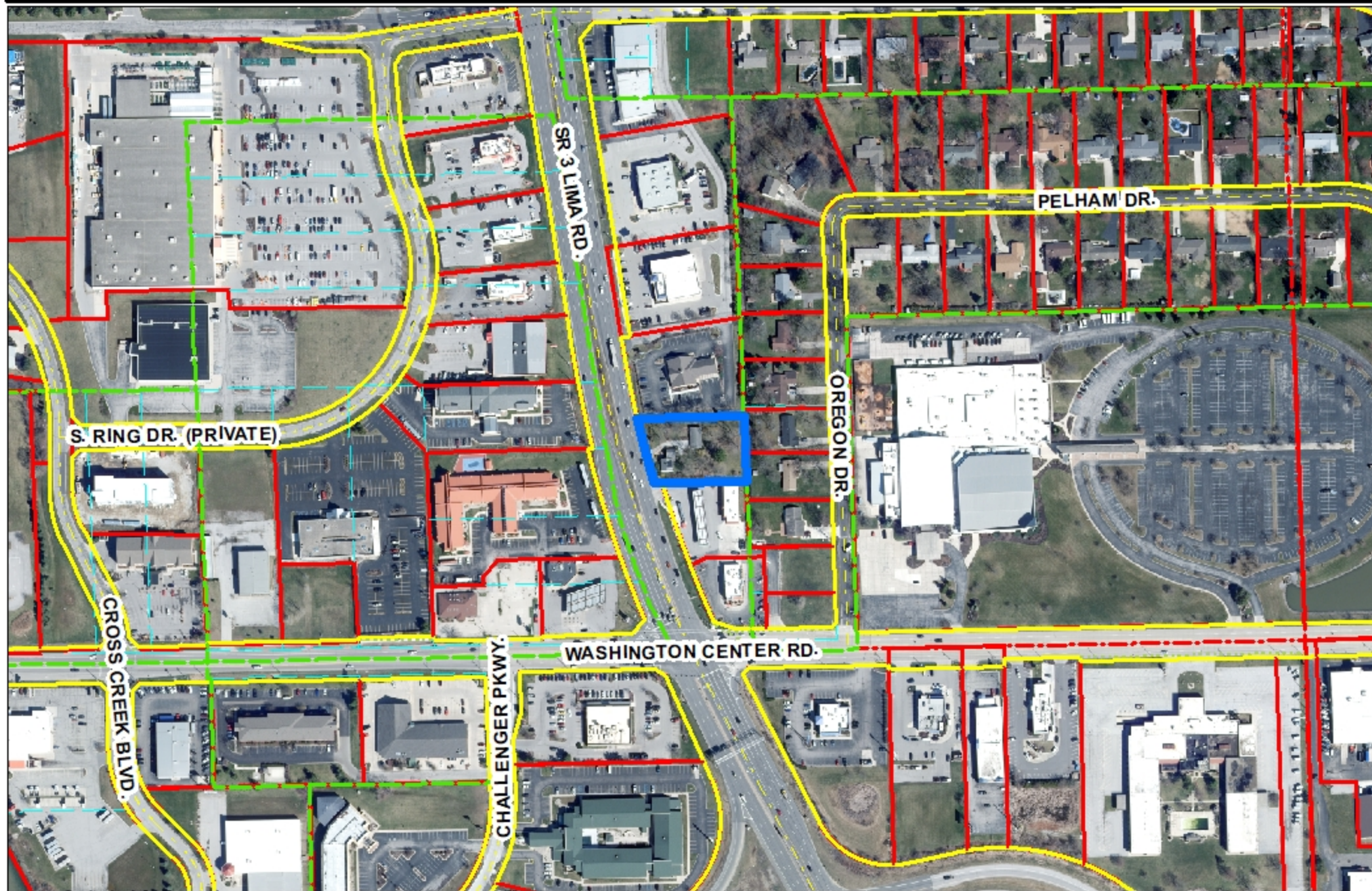
The Plan Commission recommends that Rezoning Petition REZ-2024-0015 be returned to Council, with a “Do Pass” recommendation after considering the following:

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 C2/Limited Commercial zoning will provide the opportunity to redevelop the site and provide additional commercial options along Lima Road. The site is located within the urban infill area.
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 property is adjacent to other commercial zoning districts to the north, south, and west. The rezoning continues commercial development along the Lima Road Corridor. Screening and buffering will be provided on the side adjacent to residential development.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the area and is adjacent to other commercial properties to the north, south, and west. The new zoning allows the property owner the ability to invest in the property. The proposal would construct a new multi-tenant commercial structure in conjunction with the existing gas station directly to the south.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site. The property is one of the last remaining residentially zoned properties along a heavily commercialized section of Lima Road and redevelopment will provide interconnectivity to properties north and south.

These findings approved by the Fort Wayne Plan Commission on April 15, 2024.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



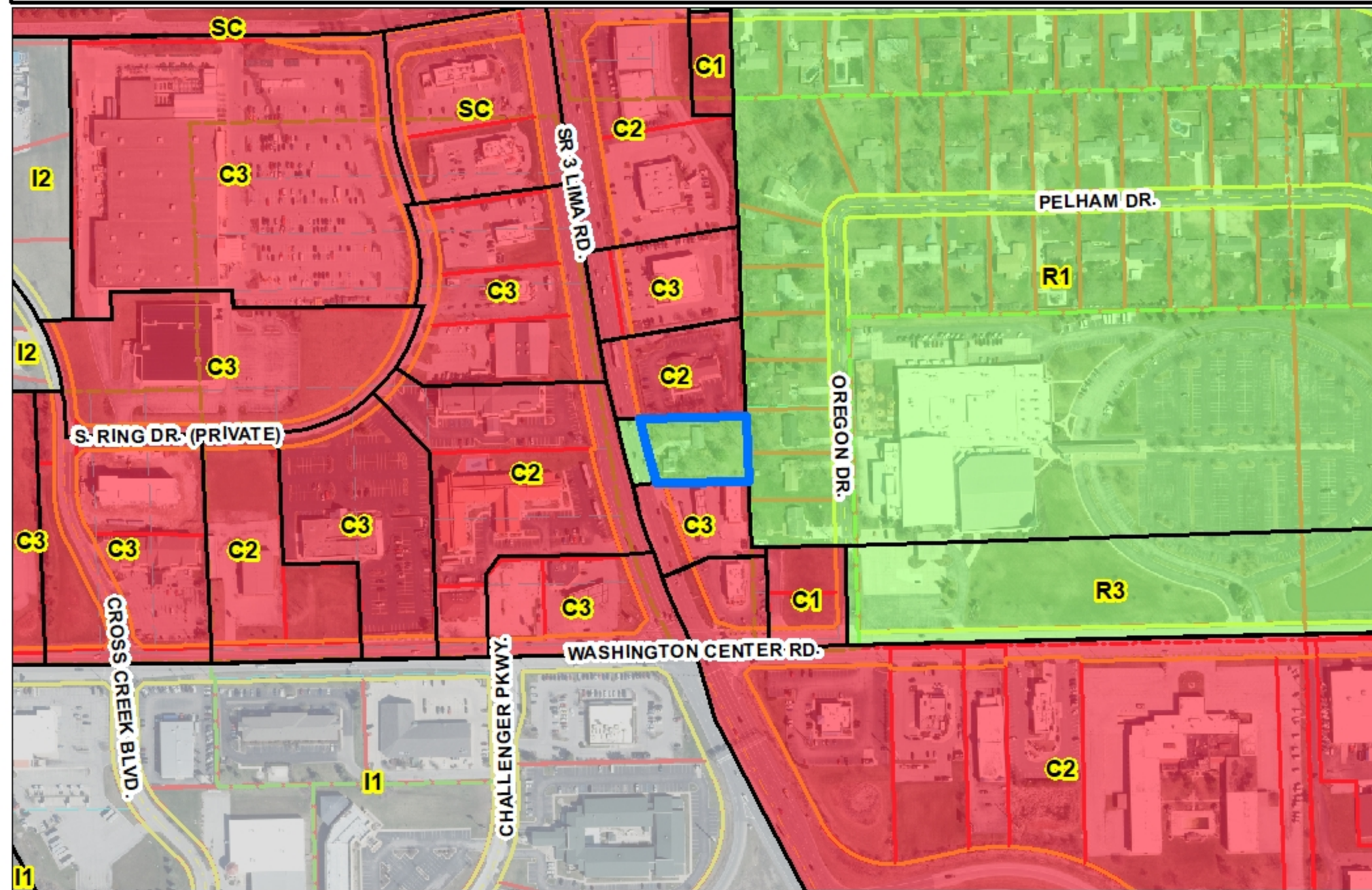
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 5/15/2024

0 500 1,000 Feet



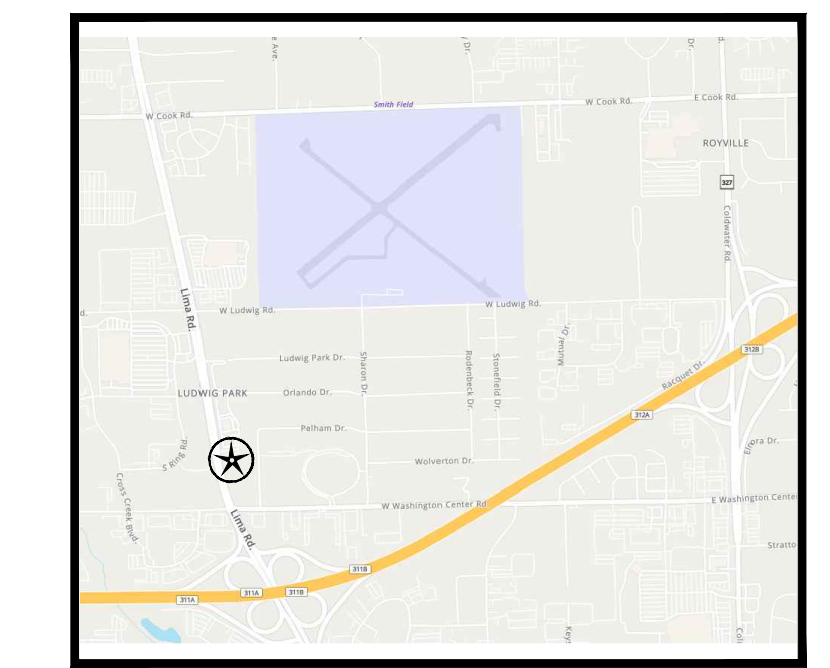
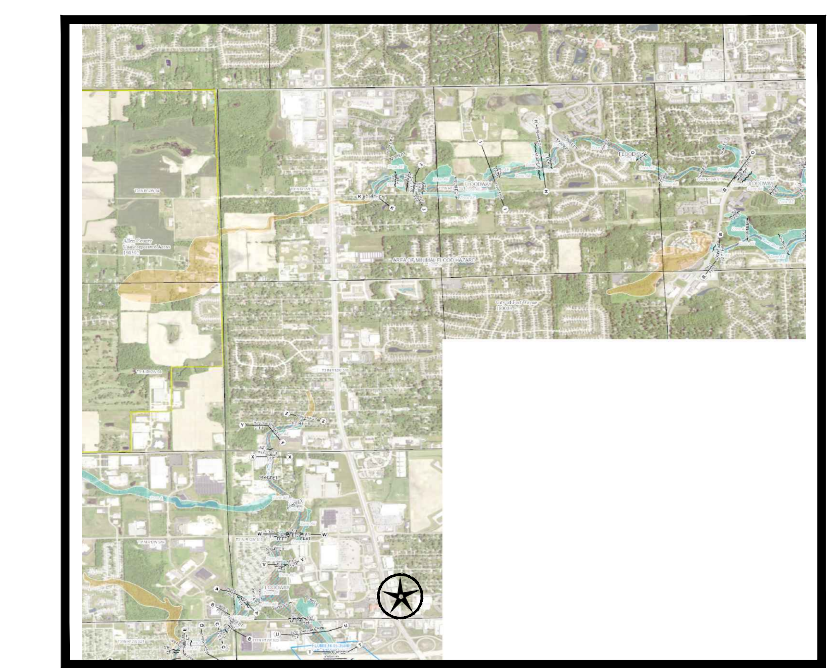
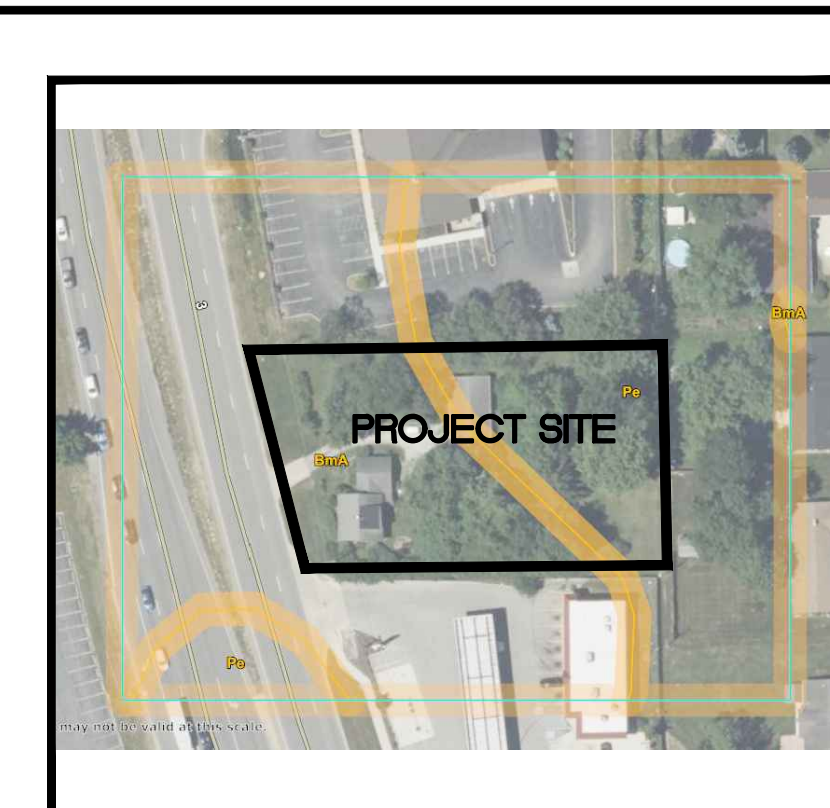
1 inch = 300 feet



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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 5/15/2024





PROPOSED FEATURES LEGEND

= BUILDING

= CONCRETE SIDEWALK / PAVEMENT

= ASPHALT PAVEMENT

= GRASS / LANDSCAPING

EXISTING PROPERTY / RIGHT-OF-WAY LINE

EXISTING UTILITY EASEMENT

BUILDING SETBACK LINE

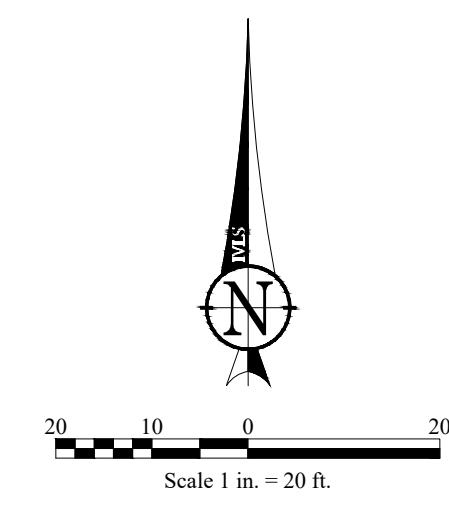
STORM PIPE

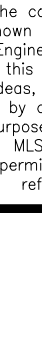
SANITARY PIPE

WATER PIPE

PROJECT SUMMARY

PARCEL ADDRESS:	6008 LIMA ROAD, FORT WAYNE, IN 46818
TOWNSHIP NAME:	WASHINGTON
TOWNSHIP SECTION:	SE ¼ OF SECTION 15
CONSTRUCTION START DATE:	JULY 2024
CONSTRUCTION END DATE:	JUNE 2025
CURRENT ZONING CLASSIFICATION:	R1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:	C2 - LIMITED COMMERCIAL
CURRENT USE:	SINGLE-FAMILY RESIDENCE
PROPOSED USE:	COMMERCIAL STRIP CENTER, WITH 3 UNITS & A DRIVE-THRU
NUMBER OF BUILDINGS:	(1) 1-STORY BUILDING, LESS THAN 30' IN TOTAL HEIGHT
TOTAL BUILDING SQUARE FOOTAGE	6,000 SQ. FT.
NUMBER OF UNITS	(3) COMMERCIAL UNITS; ONE WITH DRIVE-THRU
TOTAL LOT ACREAGE:	0.84 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	0.72 ACRES
TOTAL LOT COVERAGE:	(0.72 Ac. / 0.84 Ac.)*100 = 86% LOT COVERAGE
PARKING REQUIREMENTS:	1 PARKING SPACE / 400 SQ.FT. = 6,000 / 400 = 15 SPACES 26-50 PARKING SPACES = 2 ADA SPACES REQUIRED
PARKING PROVIDED :	ADA ACCESSIBLE SPACES = 2 SPACES TOTAL PARKING SPACES = 30 SPACES
LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SIGNAGE:	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
GARBAGE COLLECTION:	DUMPSTER ENCLOSURE
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	TO CITY STORM SEWER INFRASTRUCTURE (MANHOLE K38 198)



  Derek J. Simon, PE																							
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MLS Engineering ENGINEERING YOUR TOMORROW... TODAY	Moore Office 221 Tower Drive Mooresville, IN 46825 Phone: (260) 492-6166																						
www.mlswebsite.us																							
PREPARED FOR: Ramsey Ventures LLC 10050 Bent Creek Blvd Fort Wayne, IN 46825 (260) 489-0109																							
REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50px; height: 20px;"></td><td style="width: 50px; height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> </table>																					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: top;"> Lima Road Shops 6008 Lima Road Fort Wayne, IN 46818 </td> <td style="width: 50%; text-align: center; vertical-align: top;"> Primary Development Plan Site Plan </td> </tr> </table>	Lima Road Shops 6008 Lima Road Fort Wayne, IN 46818	Primary Development Plan Site Plan
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