

#REZ-2026-0003

BILL NO. Z-26-01-21

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O30 (Sec. 24 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 as C1/Professional Office and Personal Services Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 12 EAST, IN ALLEN COUNTY, INDIANA, SAID POINT BEING 719 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24-31-12; THENCE SOUTH 87 DEGREES 24.1 MINUTES WEST A DISTANCE OF 446 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 17 MINUTES EAST AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24- 31-12, A DISTANCE OF 300 FEET; THENCE SOUTH 87 DEGREES 24.1 MINUTES WEST A DISTANCE OF 175 FEET TO A POINT; THENCE NORTH 01 DEGREE 17 MINUTES WEST A DISTANCE OF 300 FEET TO A POINT; THENCE NORTH 87 DEGREES 24.1 MINUTES EAST A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING, SAID IN PREVIOUS DEED TO CONTAIN 1.21 ACRES, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. O30 (Sec. 24 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-2026-0003
Bill Number:	Z-26-01-21
Council District:	3 – Nathan Hartman

Introduction Date:	January 27, 2026
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Plan Commission Public Hearing Date:	February 9, 2026 (not heard by Council)
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Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission
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Synopsis of Ordinance:	To rezone 1.21 acres from R3/Multiple Family Residential to C1/Professional Office and Personal Services
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Location:	1320 Medical Park Dr (Section 24 of Washington Township)
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Reason for Request:	To align the zoning with the current use
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Applicant:	IRC Properties LLC
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Property Owner:	IRC Properties LLC
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Related Petitions:	None
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Effect of Passage:	Property will be rezoned to the C1/Professional Office and Personal Services to align the zoning with the use.
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Effect of Non-Passage:	Property will remain zoned R3/Multiple Family Residential, which does not permit for the current use. The site may continue with existing uses and may be redeveloped for high density multiple family residential uses and other similar uses.
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Rezoning Petition REZ-2026-0003 - 1320 Medical Park Dr

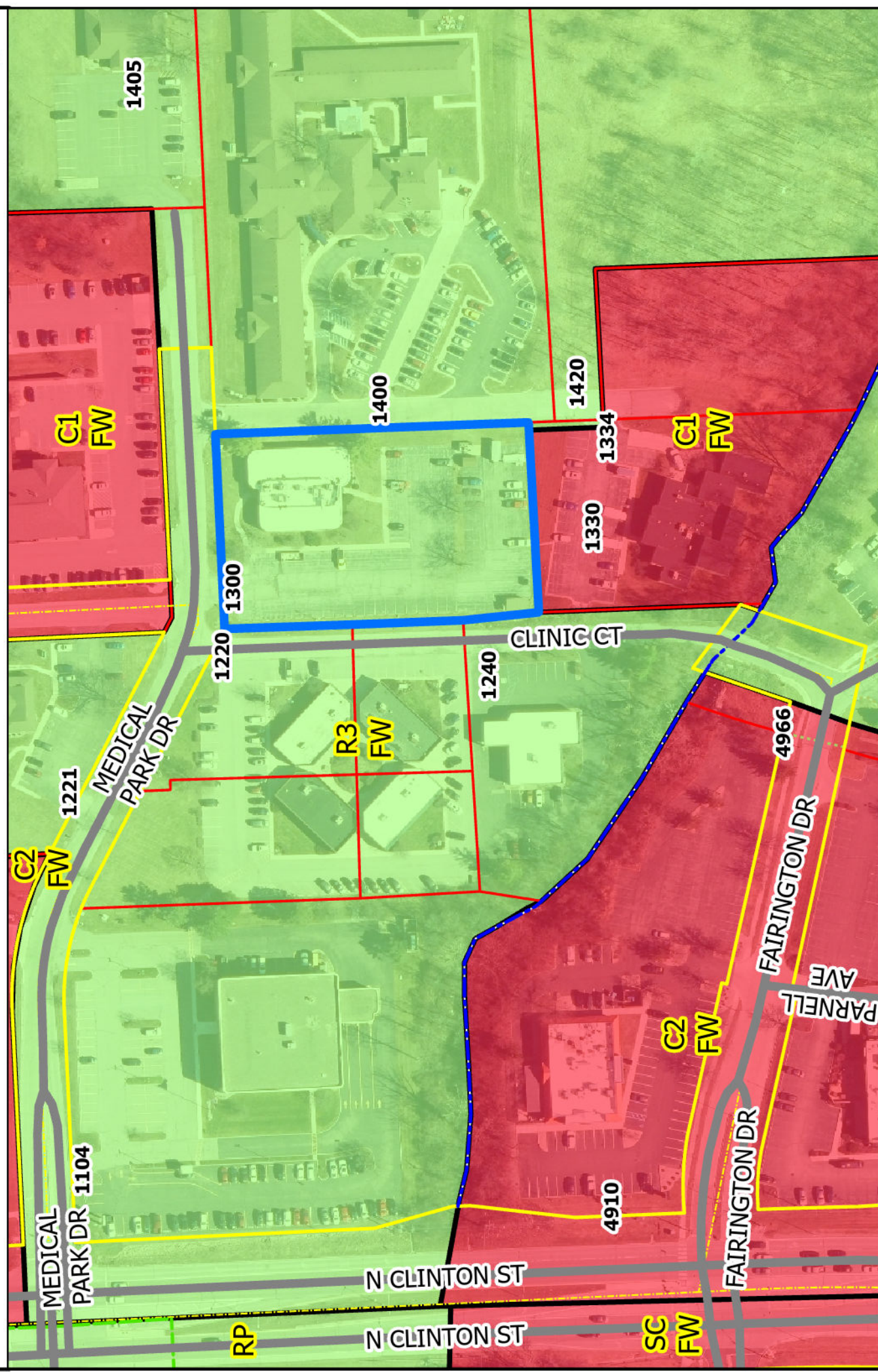


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 1/14/2026



Rezoning Petition REZ-2026-0003 - 1320 Medical Park Dr



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Page: 1 of 4, 2026

PLAT OF SURVEY

Order of Section 24, 12 E 123.34' N 87°41'56" E 1223.21' 127.50' West End

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SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: 1320 Medical Park Drive, Fort Wayne, IN 46825

This survey is intended to retrace the record boundaries of a tract of real estate described in a Limited Liability Company Warranty Deed from Parkmor K23, LLC to Lynne Management Services, LLC, dated January 31, 2023, and recorded in Document Number 2023005671 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: Copies of the following documents were reviewed in completion of this survey:

- The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
- Allen County Surveyor's Section Corner Records.
- A previous survey of subject tract by John R. Donovan, Document Number 900045746.
- A survey of a West-East adjoining tract by Sauer Land Surveying, Inc., Document Number 2013064437.
- A survey of a West adjoining tract by Donovan Engineering, Document Number 90003094.

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners:

- The Center of Section 24.....Undocumented 3 inch steel post found.
- The East Quarter corner of Section 24.....#5 rebar found with Burlage cap as shown on above-referenced survey.

The North line of the Southeast Quarter was established using the above-referenced monuments. The East line of the West Half of the Southeast Quarter was established during this survey between a wood post found near the Northeast corner of said West Half and a 1.25 inch diameter bar found East of the Northeast corner of subject tract. Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.46 feet in the North-South direction and 0.24 feet in the East-West direction. Uncertainties due to variances between all found monuments and record distances were determined to be 0.9 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. A portion of the asphalt parking lot lies a maximum of 0.7 feet West of the West line of subject tract, as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 0.7 feet in the East-West direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoining descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY:

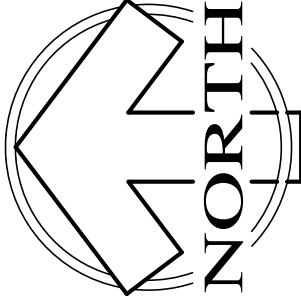
The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:

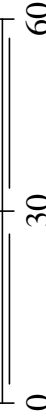
- The North line of subject tract was established on and along a line of found monuments. The Northeast corner of said subject tract was established on and along said North line, at its record distance from a #5 rebar at the Northwest corner of subject tract.
- The West line of subject tract was established on and along a line of found monuments, at its record distance from a #5 rebar at the Southwest corner of subject tract.
- The East line of subject tract was established between the above established Northeast corner of said subject tract and a #3 rebar at the Southeast corner of said subject tract.

(F) NOTES:

- This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
- A surveyor cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries of subject tract are established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review.
- The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
- No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
- Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
- All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey.
- No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
- Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
- Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey is to be construed as a guarantee of accuracy.
- Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
- Declaration is made to original purchaser of the survey, and is not transferable to additional institutions or subsequent owners. This declaration is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
- No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.



SCALE IN FEET:



IAC 865 Survey and Surveyor's Report

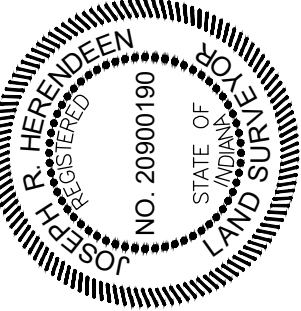
Part of the West Half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, Allen County, Indiana.

Revisions:

For: Lynne Management Services, LLC / IRC Properties, LLC

By:	Drawn By: JRH
Sauer Land Surveying, Inc.	Checked By: RNP
7203 ENGLE ROAD	Scale:
FORT WAYNE, IN 46804	1" = 30'
TEL: 260/469-3300 / FAX: 260/469-3301	Job No.
	152-103

Date: 04/21/2025



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.

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 feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

Last Deed of Record: Doc. 2023005671 April 2, 2025

Last Date of Fieldwork: April 2, 2025

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Numbered 18003C 0305G, effective August 3, 2009.

RECORD DESCRIPTION: (as described in Document Number 2023005671)

Part of the West Half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

Commencing at a point on the East line of the West Half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, in Allen County, Indiana, the Northwest corner of the West Half of the Southeast Quarter of Section 24, Township 31 North, Range 12 East, South 87 degrees 24.1 minutes West a distance of 446 feet to the point of beginning, thence South 01 degrees 17 minutes East and parallel to the East line of the West Half of the Southeast Quarter of Section 24, 31-12, a distance of 300 feet to a point; thence North 87 degrees 24.1 minutes West a distance of 175 feet to a point; thence North 01 degree 17 minutes West a distance of 300 feet to a point; thence North 87 degrees 24.1 minutes East a distance of 175 feet to the point of beginning, said in previous deed to contain 1.21 acres, more or less.

AREA=1.21 acres
Lynne Management Services, LLC
(Doc. 2023005671)

0.07 ACRES
Lynne Management Services, LLC
(Doc. 2023005671)

0.217 ACRES
University Park Realty, LLC
(Doc. 2023005671)

1.00 ACRES
Lynne Management Services, LLC
(Doc. 2023005671)

0.08 ACRES
Lynne Management Services, LLC
(Doc. 2023005671)

0.08 ACRES
Lynne Management Services, LLC
(Doc. 2023005671)

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant IRC Properties LLC
Address 6208 Devils Hollow Road
City Fort Wayne State IN Zip 46814
Telephone 410-967-7322 E-mail kimretina@gmail.com

Property Ownership
Property Owner IRC Properties LLC
Address 6208 Devils Hollow Road
City Fort Wayne State IN Zip 46814
Telephone 410-967-7322 E-mail kimretina@gmail.com

Contact Person
Contact Person Christopher Nusbaum
Address 301 West Jefferson Blvd, Ste 200
City Fort Wayne State IN Zip 46802
Telephone 260.423.9411 E-mail cnusbaum@carsonllp.com

All staff correspondence will be sent only to the designated contact person.

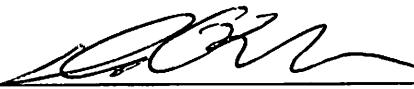
Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 1320 Medical Park, Fort Wayne, IN 46825 Township and Section T31 S24 R12E
Present Zoning R3 Proposed Zoning C1 Acreage to be rezoned 1.21 Acres
Purpose of rezoning (attach additional page if necessary) To permit remodeling of the existing structure and to comport the zoning of the subject parcel with the historical and current use which more appropriately align with C1.

Sewer provider Fort Wayne Utilities Water provider Fort Wayne Utilities

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)

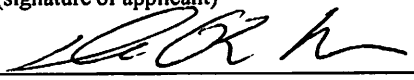
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

James Kim, Authorized Member
(printed name of applicant)


(signature of applicant)

12/31/25
(date)

James Kim, Authorized Member
(printed name of property owner)


(signature of property owner)

12/31/25
(date)



Received	Receipt No.	Hearing Date	Petition No.

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



Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

(1) The Comprehensive Plan;

Rezoning the property from R3 to C1 aligns with the objectives and goals outlined in the All In Allen Comprehensive Plan ("Comprehensive Plan"). The Comprehensive Plan emphasizes the need for sustainable economic development, moreover the subject parcel is identified in the generalized future land use map as Business and Office Park which includes a mix of professional office and personal service uses; medical, technology, and research facilities; and limited intensity industrial uses. The compatibility matrix identifies C1 as compatible in or adjacent to the Business and Office Park Generalized Future Land Use category. Moreover the subject parcel is bordered by Mixed Residential Generalized Future Land Use category, in which C1 is also compatible.

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

The current character of the structures in the area are those found in C1, the area is generally of the character and kind found in a business/office park, and the subject parcel is bordered by professional offices and C1 zoning to the north and south. To the west are existing non-conforming commercial office buildings in R3, and to the west is long-term care and short-term rehabilitation in R3

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

Considering the location and surrounding developments, Petitioner believes the most desirable use for the land is the continued use of the property as has been historically as professional offices and personal services, which is also as contemplated by the Comprehensive Plan.

(4) The conservation of property values throughout the jurisdiction;

Rezoning the property from R3 to C1 will more accurately reflect the current and historical use of the property and that of the surrounding property, no adverse affect on property values will be experienced. Planned renovations which will be permitted to proceed with the rezoning will match the kind and character of the surrounding properties and raise the overall tax base

(5) Responsible development and growth.

The rezoning of the property aligns with the principles of responsible development and growth. Currently the subject property has been historically used in a manner which now better comports with C1 zoning. Rezoning will permit reinvestment into the existing structure for the properties continued use, but will not otherwise impact the current structural footprint of the building or improvements thereon.

COMPLETE FILING TO INCLUDE:

- ☒ Filing Fee
- ☒ Complete application signed by property owner*
- ☒ Legal description (in Word document format)*
- ☒ Boundary/Utility Survey*
- ☒ Rezoning Criteria *
- ☐ Written Commitment (if applicable)*

**All documents may be digital*

