

1 #REZ 2024 0005

2 BILL NO. Z-24-02-13

3
4 ZONING MAP ORDINANCE NO. Z- 8-24

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. O-26 (Sec. 25 of Washington Township)

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

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

13 LEGAL DESCRIPTION

14 Commencing at the northwest corner of the northeast one-quarter (1/4) of Section 25,
15 Township 31 North, Range 12 east; thence south along the west line of said one-quarter (1/4)
16 Section 25 a distance of 40 feet; thence east and parallel to the north line of said one-quarter
17 (1/4) Section 25 a distance of 25 feet; said point being the southeast corner of the California
18 Road and Parnell Avenue the point of beginning; thence east along the south right of way
19 line of the California Road a distance of 436.06 feet; thence south and parallel to the west
20 line of said one-quarter (1/4) of Section 25 a distance of 497.73 feet to a point in the north
21 right of way line of U.S. Highway No. 30 west; thence in a northwesterly direction along the
22 north right of way line of U.S. Highway No. 30 west, a distance of 269.26 feet; thence by a
23 deflection angle of 28 degrees, 10 minutes to the right along the easterly line of Parnell
24 Avenue a distance of 282.65 feet; thence by a deflection angle of 33 degrees 52 minutes to
25 the right along the east line of Parnell Avenue a distance of
26 167.56 feet to the point of beginning, said point being the southeast corner of California
27 Road and Parnell Avenue, containing 3.68 acres.

28 and the symbols of the City of Fort Wayne Zoning Map No. O-26 (Sec. 25 of Washington
29 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
30 Wayne, Indiana is hereby changed accordingly.

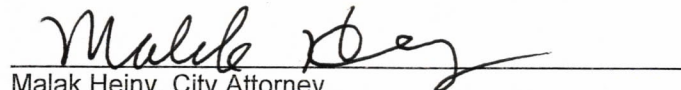
SECTION 2. If a written commitment is a condition of the Plan Commission's
recommendation for the adoption of the rezoning, or if a written commitment is modified and
approved by the Common Council as part of the zone map amendment, that written
commitment is hereby approved and is hereby incorporated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

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City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2024-0005
Bill Number: Z-24-02-13
Council District: 3 – Nathan Hartman

Introduction Date: February 27, 2024

Plan Commission
Public Hearing Date: March 11, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 3.86 acres from R1/Single Family Residential and
C1/Professional Office and Personal Services to C3/General
Commercial

Location: 1103 E Coliseum Blvd, Northeast corner of Parnell Avenue and E Coliseum
Blvd (Section 25 of Washington Township)

Reason for Request: To permit an automobile washing facility

Applicant: Drive and Shine, Inc.

Property Owner: Fort Wayne Board of Public Works

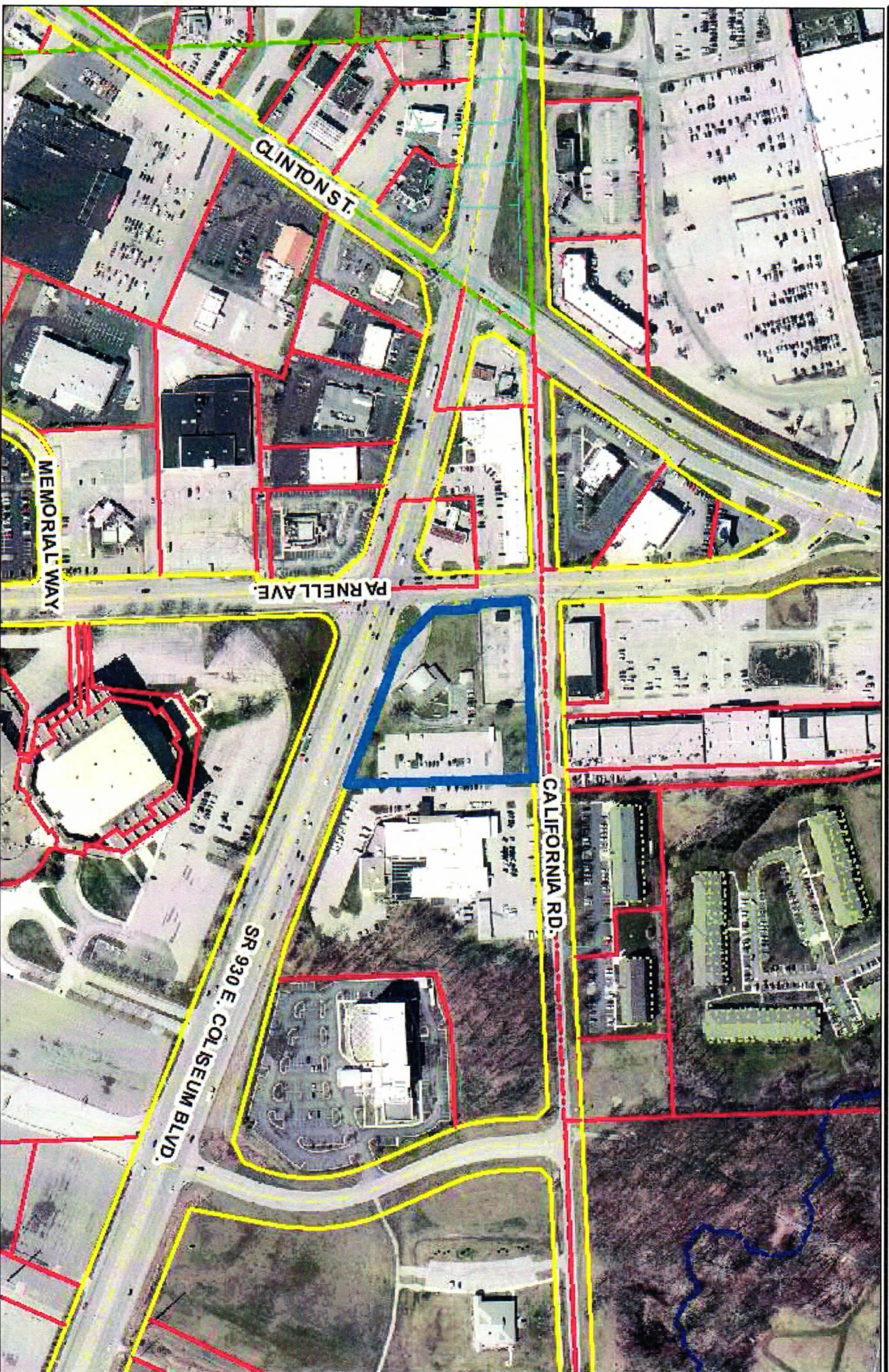
Related Petitions: Primary Development Plan - Drive and Shine-Coliseum

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district,
which will allow for an automobile washing facility.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and
C1/Professional Office and Personal Services, which does not permit
an automobile washing facility. The site will continue with existing
uses, and may be redeveloped with both single family residential and
professional office and personal services.



Rezoning Petition REZ-2024-0005 and Primary Development Plan PDP-2024-0005 - Drive and Shine Coliseum



As shown, the boundaries established herein

have been prepared in the best interest of the public

interest and are subject to change without notice

and do not constitute a warranty of any kind

nor a representation of the City of Ashland

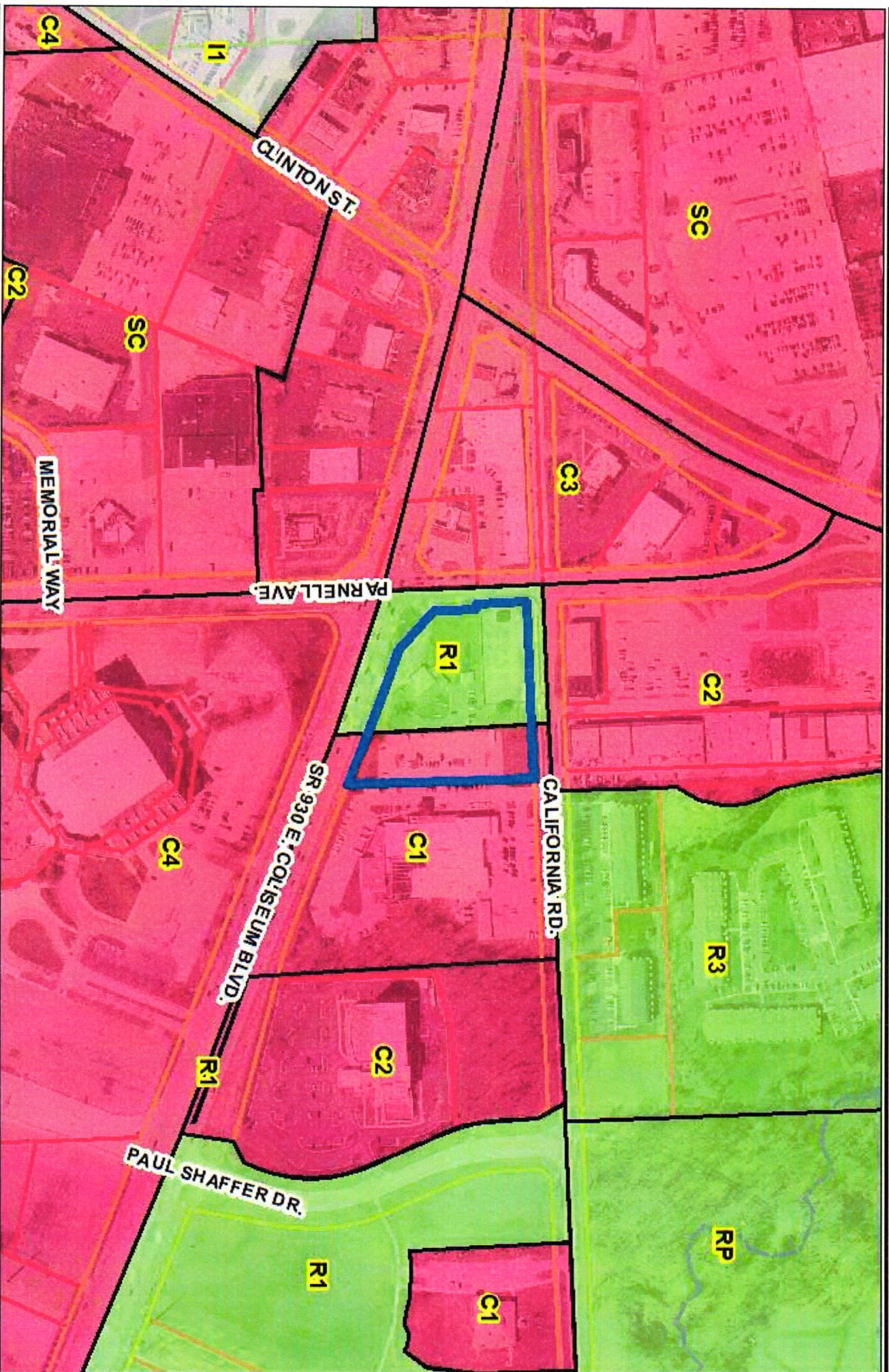
South American Street, Ashland, Oregon

State of Oregon, County of Deschutes, Oregon

Date: 01/15/2024

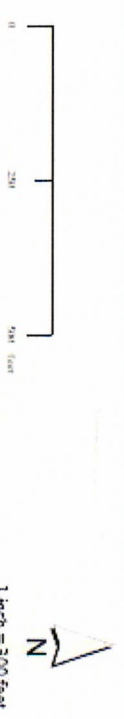


1 inch = 300 feet



Notwithstanding to what may appear on this map, the City of Ashland does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any errors or omissions in this map.

©2004 Board of City Commissioners of the County of Ashland, Oregon
 State Plane Coordinate System, NAD83
 North and Centerline, Spring 2004
 Date: 01-18-2004



**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Drive & Shine, Inc.
 Address 16915 Cleveland Road
 City Granger State IN Zip 46530
 Telephone 574-277-8877 E-mail haji@driveandshine.com

Property Ownership

Property Owner Fort Wayne Board of Public Works
 Address 200 E. Berry St., Ste. 470
 City Fort Wayne State IN Zip 46802
 Telephone 260-427-1112 E-mail Christopher.Carmichael@cityoffortwayne.org

Contact Person

Contact Person Susan E. Trent, Rothberg Law Firm
 Address 505 East Washington Boulevard
 City Fort Wayne State IN Zip 46802
 Telephone 260-422-9454 E-mail strent@rothberg.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 1103 Coliseum Blvd Township and Section Washington 25
 Present Zoning R1/C1 Proposed Zoning C-3 Acreage to be rezoned 3.68
 Purpose of rezoning (attach additional page if necessary)
Automobile Washing, Facility/Automobile Maintenance (Quick Service)/Detailing
 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 (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

Drive & Shine, Inc.
 (printed name of applicant)

[Signature]
 (signature of applicant)

2-5-24
 (date)

Fort Wayne Board of Public Works
 (printed name of property owner)

[Signature] - Prop Mgr
 (signature of property owner)

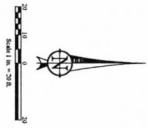
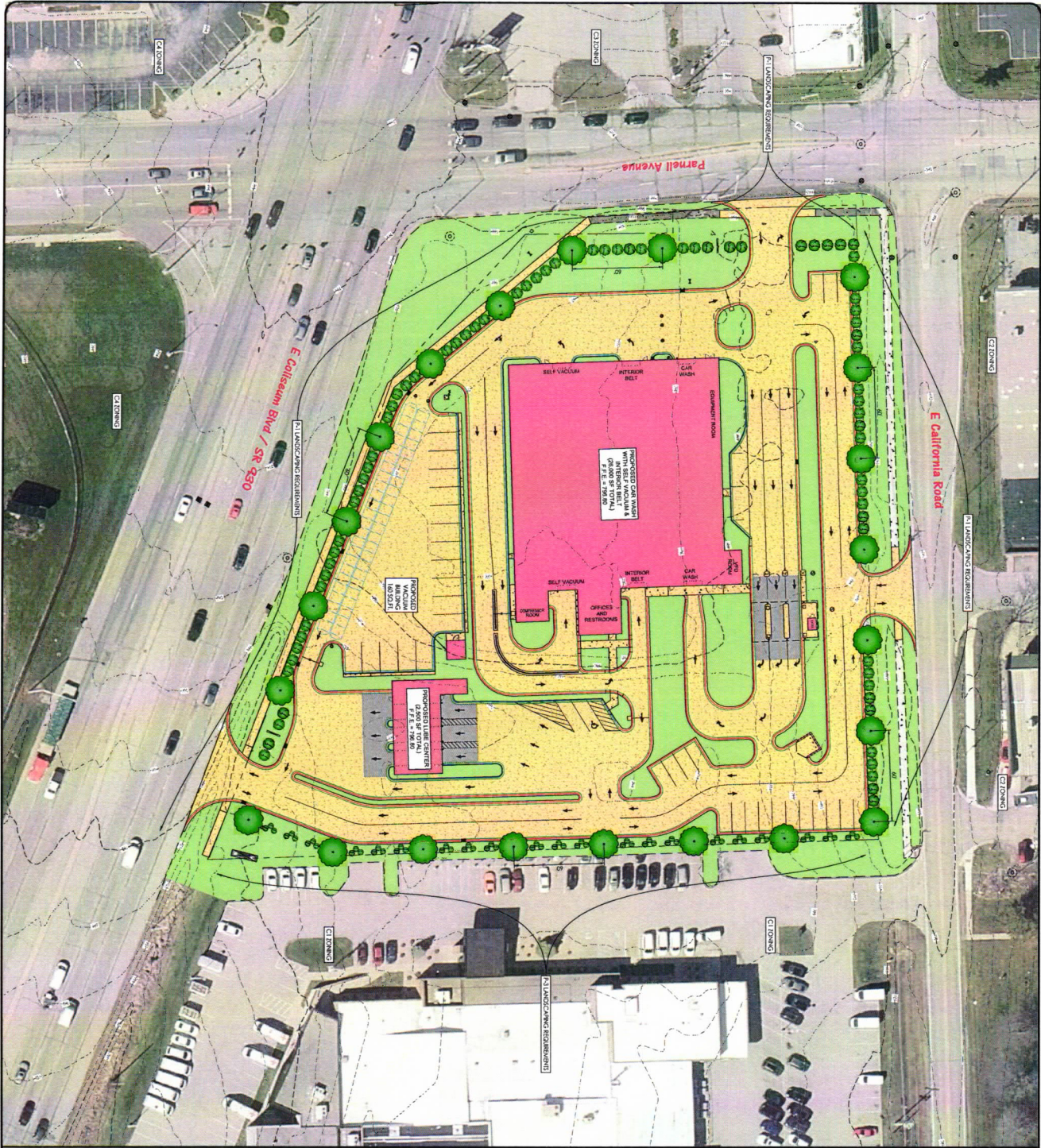
2/5/24
 (date)



Received	Receipt No.	Hearing Date	Petition No.
2-5-24	144790	3-11-24	RFZ-2024-0005

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





- PROPOSED PLANTING LISTINGS**
- BLOSSOM FRUITING
 - CHERRY BLOSSOM PLANTMENT
 - YUCCA
 - SHRUB TREE
 - SMALL TREE
 - SMALL TREE GROUP OF 3

PDP-2

Drive & Shine, Inc.
 Car Wash, Oil Change, and Auto Detailing Facility (H28)
 1103 E. Coliseum Blvd, Fort Wayne, IN 46805
 Site Development Plans
 Landscape Plan

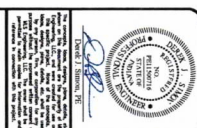
REVISIONS:

NO.	DATE	DESCRIPTION

DRIVE & SHINE, INC.
 Fort Wayne Office
 10000 Best Creek Boulevard
 Fort Wayne, IN 46825
 Phone: (260) 468-8877
 (260) 577-8877

MLSEngineering
 ENGINEERING YOUR TOMORROW... TODAY

Fort Wayne Office
 221 Tower Drive
 Fort Wayne, IN 46825
 Phone: (260) 468-8877
 www.mlsebitc.us



Legal Description

Commencing at the northwest corner of the northeast one-quarter (1/4) of Section 25, Township 31 North, Range 12 east; thence south along the west line of said one-quarter (1/4) Section 25 a distance of 40 feet; thence east and parallel to the north line of said one-quarter (1/4) Section 25 a distance of 25 feet; said point being the southeast corner of the California Road and Parnell Avenue the point of beginning; thence east along the south right of way line of the California Road a distance of 436.06 feet; thence south and parallel to the west line of said one-quarter (1/4) of Section 25 a distance of 497.73 feet to a point in the north right of way line of U.S. Highway No. 30 west; thence in a northwesterly direction along the north right of way line of U.S. Highway No. 30 west, a distance of 269.26 feet; thence by a deflection angle of 28 degrees, 10 minutes to the right along the easterly line of Parnell Avenue a distance of 282.65 feet; thence by a deflection angle of 33 degrees 52 minutes to the right along the east line of Parnell Avenue a distance of 167.56 feet to the point of beginning, said point being the southeast corner of California Road and Parnell Avenue, containing 3.68 acres.

Attachment to Rezoning Petition Application

(1) The Comprehensive Plan

The proposed rezoning is consistent with the *All in Allen Plan* in that it clearly fits within the following goals:

- Land Use & Development Goal 1: namely, it encourages compatible infill development within areas that are primarily built out (pg. 228) and supports the following strategies
 - The proposed new zoning is consistent with compatible infill development and redevelopment in the area.
 - The proposed development is compatible with the area and near significant transit routes, employment centers, institutions and other amenities.
 - The proposed development is slated for use consistent with Generalized Future Land Uses in the area including “Community Commercial” and “Regional Commercial” (pg. 67).
- Economic Development Goal: supports efforts to create welcoming, business-friendly, and inclusive community that fosters entrepreneurship, innovation, and business growth.

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

1103 Coliseum Blvd. is directly North of the Allen County War Memorial Coliseum, and adjacent to a strip mall, gas station, a Take 5 Express automatic car wash facility, and the American Red Cross along Coliseum Blvd. There are numerous commercial establishments in the area. To the East, there is a hotel, the Plex North, and Purdue Fort Wayne. Coliseum Blvd. is approximately eight (8) lanes across in front of the subject development, including turn lanes. The area is very decidedly commercial with consistent, heavy traffic and appropriately signalized intersections along Coliseum. Coliseum Blvd. is one of the most heavily trafficked corridors in the City. The property was utilized as an emergency station for emergency services and call center. To the rear of the building, is additional large strip mall. Northcrest Shopping Center is within walking distance.

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

The most desirable use, in fact the only reasonable use of the property, is very clearly commercial/retail. Commercial and retail uses are entrenched along this span of Coliseum Blvd. Adequate utilities and traffic signals are already available on site. Residential use would be impracticable.

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

All Drive & Shine sites reflect attention to detail, well-maintained landscaping, and thoughtful development planning. As mentioned, this corner is not conducive to anything but a commercial enterprise. Both residential and heavy industrial uses are inappropriate for this property. Residents, employees, and visitors to the community will appreciate the amenities offered at this location. Significant traffic volumes and existing automotive services along Coliseum Blvd make

the existence of an automobile washing facility with easy access off of westbound Coliseum Blvd desirable and convenient for the area.

(5) The rezoning from R1/C1 to C-3 promotes responsible development and growth.

The automobile washing facility will not be open late at night and does not seek to impose a use that is immoral or otherwise offensive to the community as a whole or to customers of other local businesses along this corridor. There is ample parking, traffic signalization and curb cuts already in place. In addition, the project will reutilize and reinvigorate real estate that has not been in commercial use for a period of time and has outlived its useful life as an emergency station.

FACT SHEET

Case #REZ-2024-0005

Bill # Z-24-02-13

Project Start: February 2024

PROPOSAL:	Rezoning Petition REZ-2024-0005 – Drive and Shine-Coliseum Drive and Shine, Inc.
APPLICANT:	Drive and Shine, Inc.
REQUEST:	To rezone from R1/Single Family Residential and C1/Professional Office and Personal Services to C3/General Commercial for an automobile washing facility
LOCATION:	1103 E Coliseum Blvd, northeast corner of Parnell Avenue and E Coliseum Blvd (Section 25 of Washington Township)
LAND AREA:	3.86 acres
PRESENT ZONING:	R1/Single Family Residential and C1/Professional Office and Personal Services
PROPOSED ZONING:	C3/General Commercial
COUNCIL DISTRICT:	3 – Nathan Hartman
SPONSOR:	Fort Wayne Plan Commission

March 11, 2024 Public Hearing

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

March 18, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

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

9-0 MOTION PASSED

- All members were present.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
March 22, 2024

PROJECT SUMMARY

The petitioner is requesting to rezone the parcel from R1/Single Family Residential to C3/General Commercial and to approve a primary development plan for a 26,000 square foot automobile washing facility and a 2,500 square foot lube center. The site is located on the northeast corner of the intersection of Parnell Avenue and Coliseum Boulevard. The adjacent properties are all a variety of commercial uses and commercial zonings. The parcel previously was used as the 911 technical division.

The submitted development plan shows access from East Coliseum Blvd, Parnell Avenue, and E California Road. The east side of the parcel is currently being used for parking for American Red Cross. The applicant's representative indicated that the American Red Cross is using the parking lot on a month-to-month lease. The 26,000 square foot structure will consist of the car wash facility, self-vacuum, equipment room, offices and restroom. The 2,500 square foot structure will be for the lube center. The site also has 17 vacuum stalls and a 160 square foot vacuum building. Sidewalks are being shown along all three road frontages. The applicant did not request any waivers with this development plan.

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 7 – Encourage compatible adaptive reuse of vacant, obsolete, or underutilized nonresidential buildings.

Generalized Future Land Use Map

- The project site is located within the Regional Commercial generalized land use category.
- Similar Primary Land Uses in this category are Moderate- to Large-Format Multiple-User Business, Service, and Retail.
- Adjacent properties are categorized as Regional Commercial.

Overall Land Use Related Action Steps

- **LUD Goal 1** Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.
- **LUD 1.4** Focus development and redevelopment initiatives and incentives in the Priority Investment Area to address market gaps and build momentum among private sector property owners and developers

Compatibility Matrix

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

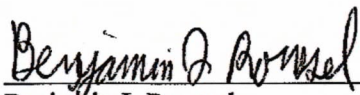
Rezoning Petition REZ-2024-0005 – Drive and Shine Coliseum

APPLICANT: Drive and Shine, Inc.
REQUEST: To rezone property from R1/Single Family Residential for an automobile washing facility.
LOCATION: 1103 E Coliseum Blvd, northeast corner of its intersection with Parnell Avenue (Section 25 Washington Township)
LAND AREA: 3.68 acres
PRESENT ZONING: R1/Single Family Residential and C1/Professional Office and Personal Services
PROPOSED ZONING: C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2024-0005 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 C3/General Commercial zoning will provide the opportunity to redevelop the site while providing additional commercial options along Coliseum Boulevard. The Comprehensive Plan categorizes this property as Regional Commercial.
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 C3/General Commercial zoning to the west. The existing building was previously used for a 911 call center that is now located at a better location. The proposal would construct a new automobile washing facility as well as a quick service lube station. Coliseum is considered one of the busiest thoroughfares within Fort Wayne.
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 C3/General Commercial property. The new zoning gives the property owner the ability to invest in the property similar to the property on the southwest corner of Parnell and Coliseum.
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 rezoning is consistent with existing C3/General Commercial zoning directly to the west.

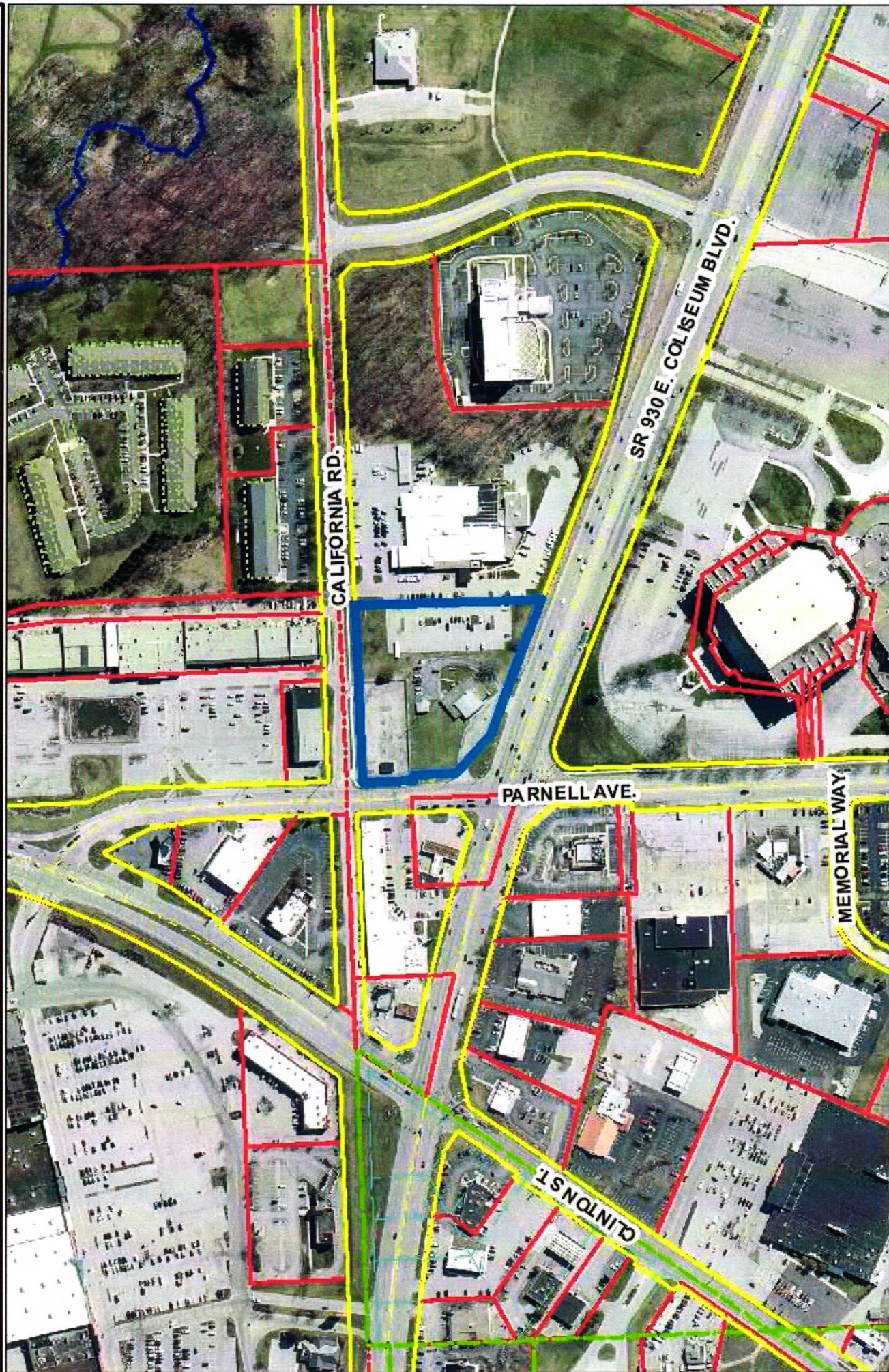
These findings approved by the Fort Wayne Plan Commission on March 18, 2024.



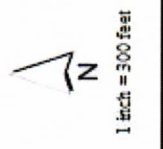
Benjamin J. Roussel
Executive Director
Secretary to the Commission



Rezoning Petition REZ-2024-0005 and Primary Development Plant PDP-2024-0005 - Drive and Shine Coliseum



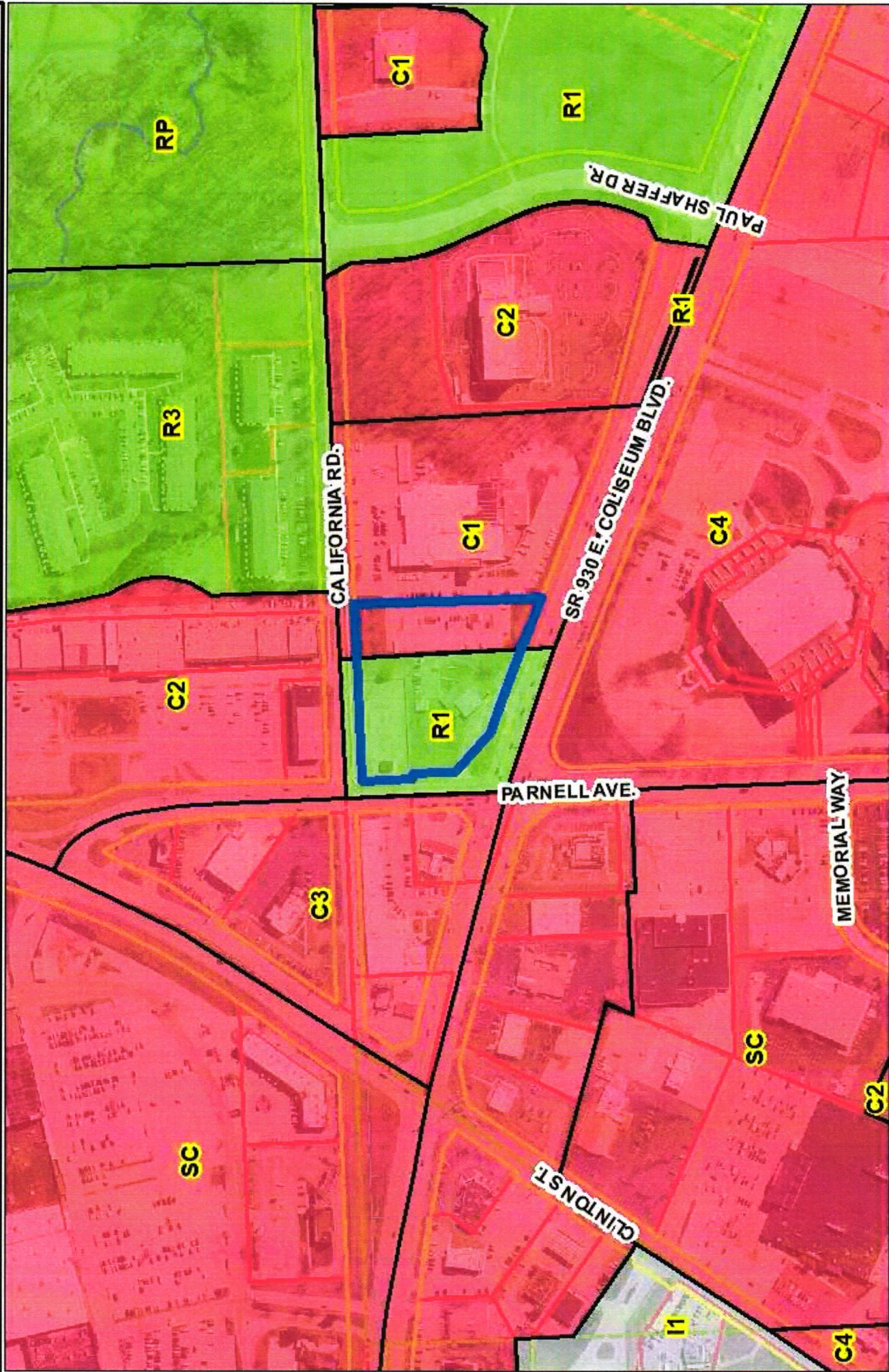
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State Plane Coordinate System, Indiana East
Proton and Company, Spring 2009
Date: 2/14/2024



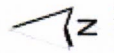
1 inch = 300 feet



Rezoning Petition REZ-2024-0005 and Primary Development Plan PDP-2024-0005 - Drive and Shine Coliseum



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1 inch = 300 feet

BILL NO. Z-24-02-13

REPORT OF COMMITTEE ON REGULATIONS

April 9, 2024

Michelle Chambers Chair


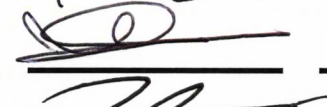


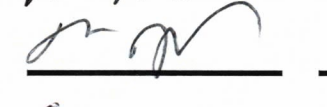




Scott Myers Co-Chair

All Council Members

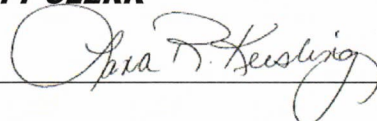
An Ordinance amending the City of Fort Wayne Zoning Map No. O-26 (Sec. 25 of Washington Township)

To rezone 3.86 acres from R1/Single Family Residential and C1/Professional Office and Personal Services to C3/General Commercial at 1103 E Coliseum Blvd

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

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

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

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

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

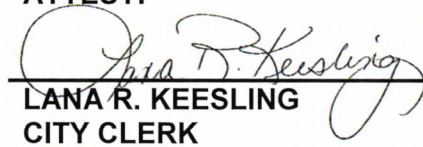
DATED: April 9, 2024



 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-24-02-13 on the 9th day of April, 2024

ATTEST:



 LANA R. KEESLING
 CITY CLERK



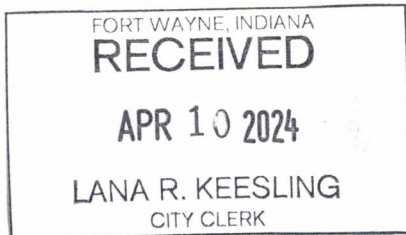
 PRESIDING OFFICER


Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of April 2024, at the hour of 9:20 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10th day of April 2024, at the hour of 10:48 o'clock AM E.S.T.





 KARL BANDEMER, MAYOR