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#REZ 2024 0041

BILL NO. Z-25-04-18

ZONING MAP ORDINANCE NO. Z-15-25

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. F-02 (Sec. 8 of Wayne 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 C3/General  
Commercial District under the terms of Chapter 157 Title XV of the Code of the City of Fort  
Wayne, Indiana:

**LEGAL DESCRIPTION:**

Part of Lagro Reserve, Township 30 North, Range 12 East in Allen County, Indiana,  
based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number  
20300059 of Miller Land Surveying, Inc., Survey No. 24087548, dated November 27,  
2024 and being more particularly described as follows;

Commencing at a Harrison Monument marking the Northwest corner of the Northwest  
Quarter of Section 8, Township 30 North, Range 12 East, Wayne Township, Allen  
County, Indiana; thence North 89 degrees 53 minutes 37 seconds East (Indiana  
Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a  
distance of 214.53 feet (211.20 feet Deed / 214.50 feet Deed) along the North line of  
said Northwest Quarter and within the right-of-way of Illinois Road (State Road #14) to  
a Harrison Monument at the intersection of the West line of LaGro Reserve and said  
North line; thence North 89 degrees 41 minutes 43 seconds East, a distance of 1010.24  
feet along the North line of said LaGro Reserve and within said right-of-way to the  
centerline of Rekeweg Road; thence South 00 degrees 27 minutes 25 seconds West, a  
distance of 452.73 feet (452.50 feet Deed / 453.00 feet Deed) along said centerline to a  
DuraNail with a "Miller Surveying Firm #0095" identification ring on the South line of  
an existing 0.36 acre tract as described in Document Number 204003792 in the Office of  
the Recorder of Allen County, Indiana; thence South 89 degrees 32 minutes 15 seconds  
West, a distance of 40.00 feet (Deed) along said South line to a 5/8"Steel Rebar with a  
"Miller Land Surveying Firm #0095" identification cap at the POINT OF BEGINNING  
of the herein described tract; thence continuing South 89 degrees 32 minutes 15 seconds  
West, a distance of 448.91 feet to an Axle on an East line of an existing tract as  
described in Document Number 206077089 in the Office of said Recorder; thence North  
00 degrees 17 minutes 00 seconds West, a distance of 139.33 feet (138.96 feet Deed /  
139 feet Deed) along said East line to a 5/8"Steel Rebar with a "Miller Land Surveying

1  
2 Firm #0095” identification cap on a South line of said tract; thence North 89 degrees 41  
3 minutes 43 seconds East, a distance of 87.50 feet (Deed) along said South line to a  
4 5/8”Steel Rebar with a “T-E” identification cap on the West line of an existing 243.63  
5 Square Foot tract as described in Document Number 206077090 in the Office of said  
6 Recorder; thence North 01 degrees 10 minutes 11 seconds East, a distance of 194.72 feet  
7 (194.90 feet Deed) along said West line to a 5/8”Steel Rebar with a “Miller Land  
8 Surveying Firm #0095” identification cap on the West line of an existing 16.07 Square  
9 Foot tract as described in Document Number 206077090 in the Office of said Recorder;  
10 thence North 00 degrees 26 minutes 14 seconds East, a distance of 50.05 feet (50.06 feet  
11 Deed) along said West line to a 5/8”Steel Rebar with a “Miller Land Surveying Firm  
12 #0095” identification cap on the Southerly right-of-way of Illinois Road (State Road  
13 #14); thence North 89 degrees 41 minutes 43 seconds East, a distance of 330.79 feet  
14 along said Southerly right-of-way to 5/8”Steel Rebar with a “Miller Land Surveying  
15 Firm #0095” identification cap on a West line of said existing 0.36 acre tract; thence  
16 South 45 degrees 10 minutes 08 seconds East, a distance of 41.97 feet (42.05 feet Deed)  
17 along said West line to a West line of said 0.36 acre tract; thence South 00 degrees 27  
18 minutes 25 seconds West, a distance of 353.08 feet (Deed) along said West line to the  
19 Point of Beginning. Containing 3.454 acres, more or less. Subject to the right-of-way of  
20 the Lawrence Open Drain (City) and easements of record.

21 **TOGETHER WITH:**

22 A parcel of land located in Lagro Reserve, Section 8, Township 30 North, Range 12  
23 East, Allen County, Indiana, and more particularly described as follows:

24 Commencing at a point 452.5 feet South of the Northeast corner of the Northwest  
25 quarter of the Northwest quarter of said Section 8; thence west 532 feet to a stake;  
26 thence South 227.35 feet to a stake; thence East 530 feet to the center of the Reckeweg  
27 Road; thence North 230.3 feet to the Place of Beginning, said in survey to Contain 2.79  
28 acres, more or less.

29 and the symbols of the City of Fort Wayne Zoning Map No. F-02 (Sec. 8 of Wayne  
30 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.

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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**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2024-0041  
Bill Number: Z-25-04-18  
Council District: 4 – Dr. Scott Myers

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Introduction Date: April 22, 2025  
Plan Commission  
Public Hearing Date: May 12, 2025 (not heard by Council)  
Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

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Synopsis of Ordinance: To rezone 6.246 acres from R1/Single Family Residential and C2/Limited Commercial to C3/General Commercial  
Location: 1336 Reckeweg Road, behind existing Preferred Auto at 5115 Illinois Road (Section 8 of Wayne Township)  
Reason for Request: To permit an expansion of existing automobile sales facility  
Applicant: Preferred Automotive Group, Inc.  
Property Owner: Lenacco Investments LLC

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Related Petitions: Primary Development Plan – Preferred Auto Expansion

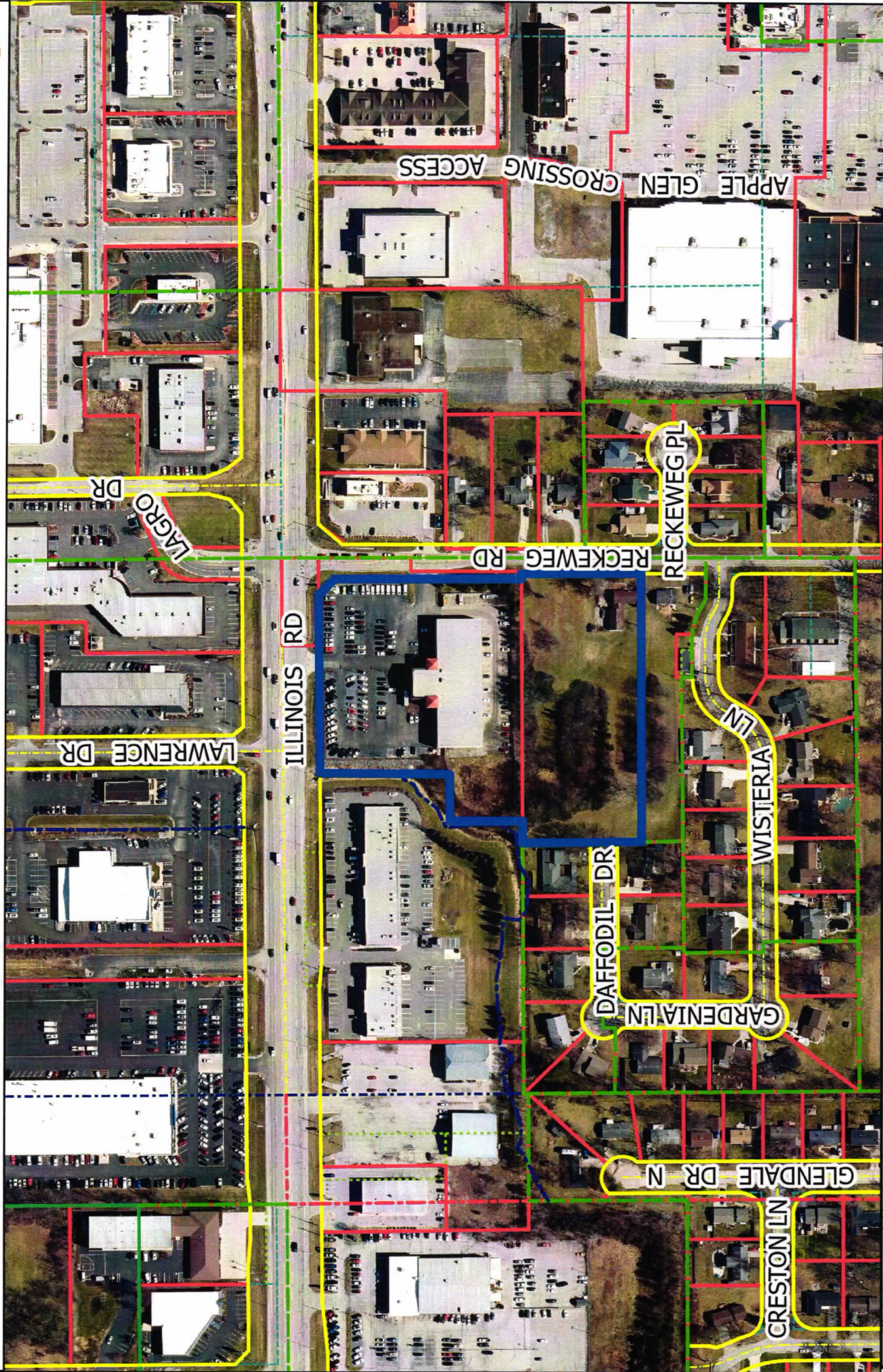
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Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which will allow for an expansion of existing automobile sales facility.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential and C2/Limited Commercial, which does not permit an expansion of existing automobile sales facility. The site will continue with existing non-conforming uses, and may be redeveloped with single-family residential dwellings, moderate intensity business, community, office, personal service, and limited retail uses.



Rezoning Petition REZ-2025-0025 and Primary Development Plan PDP-2025-0016 - Preferred Auto Expansion

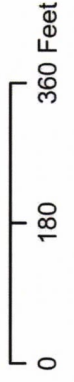
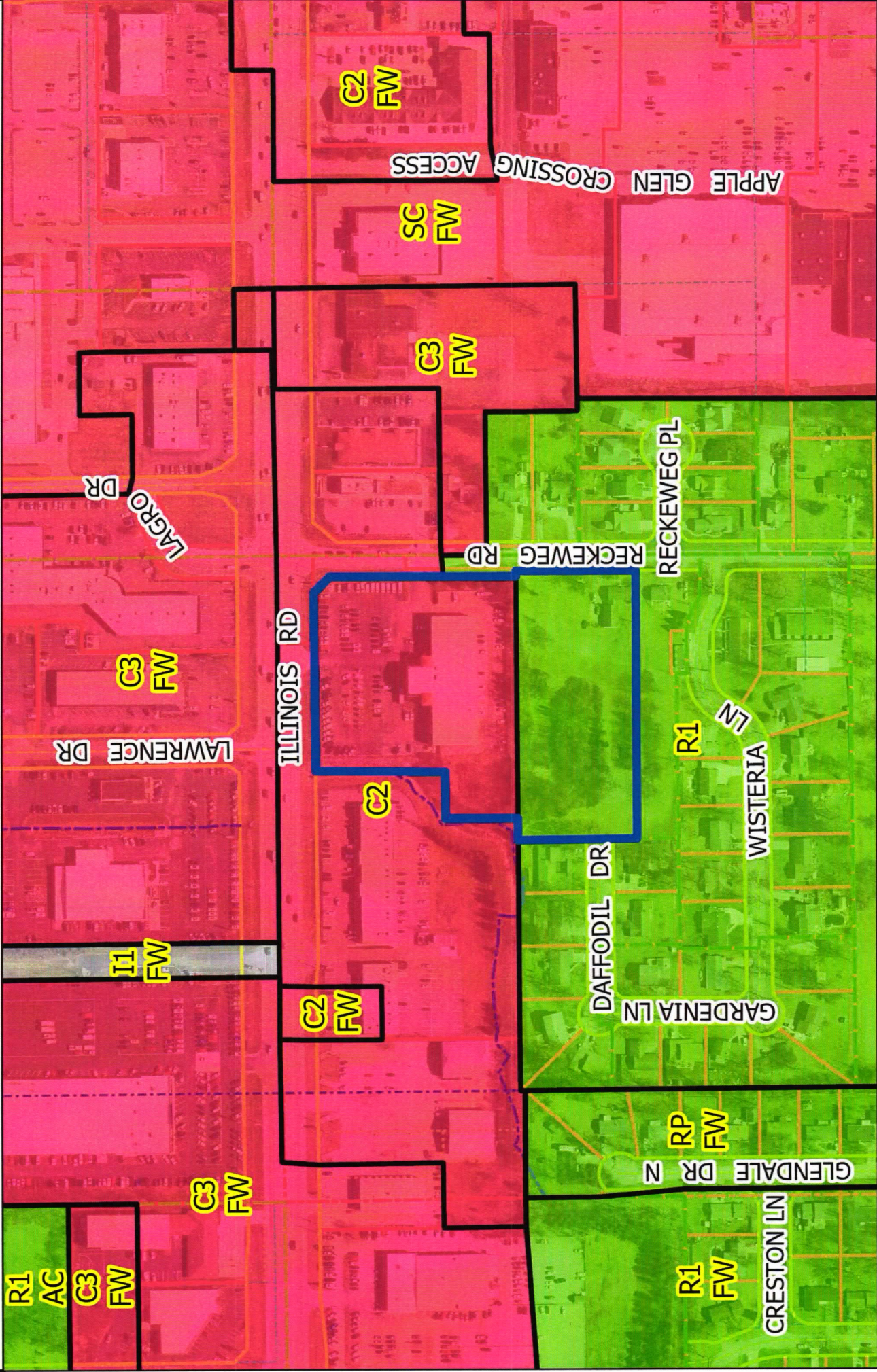


Although great accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: #10-2025



Rezoning Petition REZ-2025-0025 and Primary Development Plan PDP-2025-0016 - Preferred Auto Expansion



Although strict accuracy standards have been employed in the preparation of this map, the City of Allen 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: 4.10.2025



NO.	DESCRIPTION	DATE

PREPARED FOR:  
 Jake Leonard  
 Preferred Auto Group  
 5005 Tilt  
 Fort Wayne, IN 46804  
 (240) 450-1080

10000 Bank Creek Building  
 Fort Wayne, IN 46825  
 Phone: (260) 489-8071  
 www.mtsengineering.com



- PROPOSED PLANTING LEGEND:
- ASPHALT PAVEMENT
  - DETENTION POND
  - LAWN / LANDSCAPE
  - SHADE TREE
  - MEDIUM/LARGE TREE
  - SMALL TREE
  - PRIVACY FENCE







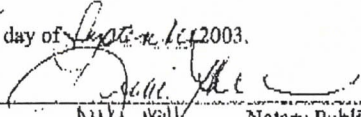
STATE OF INDIANA )  
 ) SS:  
COUNTY OF ALLEN )

Before me, a Notary Public in and for said County and State, personally appeared Ann L. Leonard and acknowledged the execution of the foregoing Deed.

Witness my hand and Notarial Seal this 15 day of September 2003.

My Commission Expires:

03-04-09

  
\_\_\_\_\_  
Notary Public  
Resident of Ellettsville County, Indiana

This instrument prepared by: Peter G. Mallers (9001-02), Bcers Mallers Backs & Salin, LLP  
122671 110 W. Berry Street, Suite 1100, Fort Wayne, IN 46802

MAIL TO:  
Beers Box

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EXHIBIT A

That part of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Beginning at the intersection of the center line of Reckeweg Road and the North line of the aforesaid Section 8, Township 30 North, Range 12 East; thence South on said center line of the Reckeweg Road a distance of 245 feet; thence West parallel with said North line of said Section 8, a distance of 164.5 feet; thence North parallel with the said center line of said Reckeweg Road a distance of 245 feet to a point in said North line of said Section 8; thence East on said North line of said Section 8 a distance of 164.5 feet to the point of beginning, containing .925 acres of land, more or less; together with an easement for drain as shown recorded in Book 501, page 352, in the Office of the Recorder of Allen County, Indiana

*Together with:*

That part of a parcel of land in the Northwest Quarter of section Eight (8), Township thirty (30) North, Range Twelve (12) East, in Allen County, Indiana, more particularly described as follows:

Beginning at a point in the North line of said Section 8, Township 30 North, Range 12 East, 164.5 feet West of its intersection by the centerline of the Reckeweg Road; thence South parallel with said centerline, a distance of 315 feet; thence West parallel with said North line of Section 8, a distance of 96 feet; thence North parallel with said center line of the Reckeweg Road, a distance of 315 feet to a point in said North line of Section 8; thence East on said North line of Section 8, a distance of 96 feet to the point of beginning, containing 0.694 acres of land.

*Together with:*

That part of a parcel of land in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the North line of said Section 8, Township 30 North, Range 12 East, 260.5 feet West of its intersection by the centerline of the Reckeweg Road; thence South parallel with said centerline a distance of 315 feet; thence West parallel with said North line of said Section 8, a distance of 96 feet; thence North parallel with said centerline of the Reckeweg Road a distance of 315 feet to a point in said North line of Section 8; thence East on said North line of Section 8, a distance of 96 feet to the point of beginning, containing 0.694 acre of land, more or less.

Part of the Northwest quarter of the Northwest quarter of Section 8, Township 30 North, Range 12 East, being a tract of land located in Lago Reserve approximately 47 feet by 315 feet and adjoining the 0.694 acres in Lago Reserve conveyed by the grantors to the grantees by deed dated November 7, 1969.

*Together with:*

A parcel of land in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 30 North, Range 12 East in Allen County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the center line of the Reckeweg Road 315 feet South of its intersection by the North line of aforesaid Section 8, Township 30 North, Range 12 East; thence West parallel to said North line of

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Section 8, a distance of 491 feet; thence South a distance of 139 feet; thence East a distance of 489 feet to a point in said center line of the Reckweg Road; thence North on said center line 138 feet to the point of beginning; containing 1.558 acres of land, more or less.

*Together with:*

Seventy feet (70') off of the South end of that part of a certain parcel of land in the Northwest Quarter of the Northwest Quarter of Section 8, Township 30 North, Range 12 East, more particularly described as follows:

Beginning at the intersection of the center line of the Reckweg Road and the North line of aforesaid Section 8, Township 30 North, Range 12 East; thence South on said center line of the Reckweg Road, a distance of 315 feet; thence West parallel with said North line of Section 8, a distance of 164.5 feet; thence North parallel with said center line of the Reckweg Road, a distance of 315 feet to a point in said North line of Section 8; thence East on said North line of Section 8, a distance of 164.5 feet to the point of beginning, containing 1.189 acres of land, more or less.

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RECORDED: 06/26/2024 02:04:40 PM

NICOLE KEESLING  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN

**WARRANTY DEED**

**Property Address:**  
1336 Reckeweg Rd.  
Fort Wayne, IN 46804

**Tax Parcel No.:** 02-12-08-103-011.000-074  
247938 wayne

**This Indenture Witnesseth, That Kim L. Nguyen**

**Convey(s) and Warrant(s) to Lenacco Investments, LLC, an Indiana limited liability company**

for the sum of **Ten & 00/100 Dollars (\$10.00)** and other valuable consideration, the following described real estate in **Allen County, In the State of Indiana:**

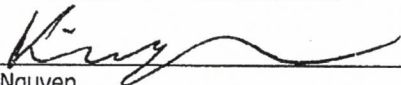
A PARCEL OF LAND LOCATED IN LAGRO RESERVE, SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 452.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE WEST 532 FEET TO A STAKE; THENCE SOUTH 227.35 FEET TO A STAKE; THENCE EAST 530 FEET TO THE CENTER OF THE RECKEWEG ROAD; THENCE NORTH 230.3 FEET TO THE PLACE OF BEGINNING, SAID IN SURVEY TO CONTAIN 2.79 ACRES, MORE OR LESS.

Subject to real estate taxes not yet due and payable.

**Subject To** any and all easements, agreements, and restrictions of record, and to legal highways.

Signed this 24<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Kim L. Nguyen

File No.: 4054-247938

Page 1 of 2

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 26 2024 MS

NICHOLAS D. JORDAN  
ALLEN COUNTY AUDITOR

Acknowledgement

State of Indiana; Allen County:

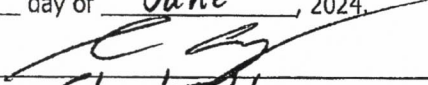
Before me, a Notary Public in and for the said County and State, on this 24<sup>th</sup> day of June 2024, personally appeared **Kim L. Nguyen**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 24<sup>th</sup> day of June, 2024.

My commission expires:

1/3/2030

Signature



Printed

Stuart Eddy

, Notary Public

Residing in

Allen

County, Indiana

This instrument prepared by Mary A. Slade, Attorney at Law.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Name:

Stuart Eddy

Grantee's Mailing Address and Mailing Address for Tax Bills:  
(must be a street address)

9134 Lime Rd  
Fort Wayne, IN 46818



**STUART EDDY, Notary Public**  
**Allen County, State of Indiana**  
**Commission Number NP0738256**  
**My Commission Expires January 3, 2030**

**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
 Applicant PREFERRED AUTOMOTIVE GROUP, INC.  
 Address 5005 ILLINOIS ROAD  
 City FORT WAYNE State IN Zip 46804  
 Telephone 260-434-0100 E-mail jake@fwpag.com (JAKE LEONARD)

**Property Ownership**  
 Property Owner LENACCO INVESTMENTS, LLC  
 Address 5005 ILLINOIS ROAD  
 City FORT WAYNE State IN Zip 46804  
 Telephone 260-434-0100 E-mail jake@fwpag.com

**Contact Person**  
 Contact Person MICHAEL J. HOFFMAN, ESQ. (33860-02) OF BEERS MALLERS, LLP  
 Address 110 WEST BERRY STREET, SUITE 1100  
 City FORT WAYNE State IN Zip 46802  
 Telephone 260-426-9706 E-mail mjhoffman@beersmallers.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 <sup>(1) 1336 RECKEWEG ROAD, FORT WAYNE, IN</sup> (2) 5005 ILLINOIS ROAD, FORT WAYNE, IN Township and Section <sup>(1) WAYNE / 8</sup> (2) WAYNE / 8  
 Present Zoning <sup>(1) R1</sup> (2) C2 Proposed Zoning <sup>(1) C3</sup> (2) C3 Acreage to be rezoned <sup>(1) 2.792</sup> (2) 3.454  
 Purpose of rezoning (attach additional page if necessary) (1) EXPANSION OF PREFERRED AUTO PARKING LOT FOR OUTDOOR STAGING AND VEHICLE INVENTORY (2) CONFORMING EXISTING PREFERRED AUTO FACILITY TO CURRENT ZONING ORDINANCE  
 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 (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

PREFERRED AUTOMOTIVE GROUP, INC. by: [Signature]  
 (printed name of applicant) (signature of applicant)

3/27/2025  
 (date)

LENACCO INVESTMENTS, LLC by: [Signature]  
 (printed name of property owner) (signature of property owner)

3-27-2025  
 (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](http://www.allencounty.us) • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)



## **Department of Planning Services Rezoning Questionnaire**

### **(1) THE COMPREHENSIVE PLAN:**

1336 RECKEWEG ROAD – The proposed rezoning will be in substantial compliance with the Comprehensive Plan because the property abuts commercially zoned land and rezoning of land considered a suburban neighborhood must be potentially compatible with that neighborhood. The Applicant, in cooperation with DPS Staff, has agreed to enter into a Written Commitment to implement features that are designed to reduce the impact of the commercial use. Maintaining landscape buffer, constructing solid fencing, not installing signage, reducing the height of lighting, and locating the driveway as far north on the site as possible all help make the subject site compatible with the residential neighborhood. Because the area along Illinois Road is heavily utilized for automotive sales, including the development of land to the rear of the automotive sales facilities, the proposed use is consistent with many other Illinois Road uses. The proposed development presents an opportunity to revitalize dilapidated residential property that was constructed in 1923 and has not been adequately cared for and to re-purpose the land to accommodate a thriving, established local business.

5005 ILLINOIS ROAD – Rezoning the existing automotive facility from C2 to C3 simply conforms it to the current zoning ordinance and allows for the entire 6-acre development plan to be of same zoning classification.

### **(2) CURRENT CONDITIONS AND THE CHARACTER OF CURRENT STRUCTURES AND USES IN THE DISTRICT:**

1336 RECKEWEG ROAD – The residential zoning was first put in place many decades ago, well before Illinois Road became a commercial corridor and many of the properties were developed for automotive sales. Those residential properties closest to the subject property have become rental properties and have not been properly cared for. While there are well cared for properties located to the south of the subject site, the proposed development will adequately buffer the proposed use from those residential properties so that there will be minimal impact. In addition, the recent rezoning on the east side of Reckeweg for a car wash will encroach into the residential neighborhood to a large degree, and the probable impact of the car wash on that residential use that use will be greater than Applicant's proposed use. The proposed development will be similar to current conditions in the area where parking is provided in the rear of commercial businesses, which are also adjacent to residential zoned areas (strip center at 5129 Illinois Road, Bob Thomas Ford West at 5329 Illinois Road, DeHaven Chevrolet at 5200 Illinois Road, all of which have parking to the rear of buildings).

5005 ILLINOIS ROAD – Rezoning the existing automotive facility from C2 to C3 simply conforms it to the current zoning ordinance and allows for the entire 6-acre development plan to be of same zoning classification.

### **(3) THE MOST DESIREABLE USE FOR WHICH THE LAND IN THE DISTRICT IS ADAPTED:**

1336 RECKEWEG ROAD – With the exception of the dilapidated house on the south part of the subject site, this property has been vacant for many years and is no longer suitable for residential use, given

the proximity to the well-established commercial uses on Illinois Road. Therefore, the proposed rezoning represents the most desirable use for the property. Preferred Auto will expand its existing operation in an orderly manner and given the growth of the business over the years, the acquisition and rezoning of adjacent real estate is both expected and necessary.

5005 ILLINOIS ROAD – Rezoning the existing automotive facility from C2 to C3 simply conforms it to the current zoning ordinance and allows for the entire 6-acre development plan to be of same zoning classification.

(4) **THE CONSERVATION OF PROPERTY VALUES THROUGHOUT THE JURISDICTION:**

1336 RECKEWEG ROAD – The proposed use will eliminate a dilapidated residential use that is lowering property values in the area. The Applicant is cooperating with Planning staff to implement appropriate screening and other buffering and reducing the height of light poles and to enter into a Written Commitment in order to preserve property values in the area.

5005 ILLINOIS ROAD – Rezoning the existing automotive facility from C2 to C3 simply conforms it to the current zoning ordinance and allows for the entire 6-acre development plan to be of same zoning classification.

(5) **RESPONSIBLE DEVELOPMENT AND GROWTH:**

1336 RECKEWEG ROAD – Because most of the subject property has been vacant for years, the proposal to develop it in a manner that is consistent with an existing use constitutes responsible development and growth. Utilities will be extended or preserved as needed, and the expansion of the existing business into undeveloped and dilapidated properties with adequate screening, no signage, reduced lighting height, and security constitute responsible development and growth.

5005 ILLINOIS ROAD – Rezoning the existing automotive facility from C2 to C3 simply conforms it to the current zoning ordinance and allows for the entire 6-acre development plan to be of same zoning classification.

## FACT SHEET

Case #REZ-2024-0041 Bill # Z-25-04-18 Project Start: October 2024

PROPOSAL:	Rezoning Petition REZ-2024-0041 – Preferred Auto Expansion
APPLICANT:	Preferred Auto Group
REQUEST:	To rezone from R1/Single Family Residential and C2/Limited Commercial to C3/General Commercial to permit an expansion of existing automobile sales facility
LOCATION:	1336 Reckeweg Road, behind existing Preferred Auto at 5115 Illinois Road (Section 8 of Wayne Township)
LAND AREA:	6.246 acres
PRESENT ZONING:	R1/Single Family Residential and C2/Limited Commercial
PROPOSED ZONING:	C3/General Commercial
COUNCIL DISTRICT:	4 – Dr. Scott Myers
SPONSOR:	Fort Wayne Plan Commission

### **May 12, 2025 Public Hearing**

- No one spoke in support.
- One person spoke in with concerns.
- Ryan Neumeister and Amos Norman were absent.

### **May 19, 2025 Business Meeting**

#### **Plan Commission Recommendation: DO PASS, with a Written Commitment**

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

#### **8-0 MOTION PASSED**

- Paul Sauerteig was absent.

Fact Sheet Prepared by:  
Karen Couture, Associate Land Use Planner  
June 2, 2025

## PROJECT SUMMARY

The petitioner is requesting to rezone and expand the existing Preferred Auto location on the southwest corner of Illinois and Reckeweg Roads. Today, the existing site is zoned C2/Limited Commercial, with the adjacent parcel (where they propose to expand) is R1. The auto facility is legally nonconforming, but the expansion provided an opportunity to transition into an appropriate zoning district. The Illinois Road corridor is an arterial street for west Fort Wayne, with 2024 average daily traffic volume of about 36,500 motorists. The specific length of Illinois Road includes several automobile sales; many among them have recently undergone expansion or new construction. Reckeweg Road has a more residential pattern of development, but recently, some lots have undergone higher residential uses, like a multiple family complex developed in 2014, and a condominium complex. Most recently, a Drive and Shine location was approved near the southeast corner of the intersection, with one of its access points located on Reckeweg Road. The applicant also furnished a draft written commitment, which limits uses that they see as incompatible to the current built environment. The written commitment also includes limiting pole height from 30' to 18', which matches the current pole lights on the existing sales lot and enables compatibility to the surrounding residentially zoned properties.

The development plan includes a 150-space expansion, landscaping, fencing, and a 5' sidewalk along Reckeweg Road. The plan includes a waiver to not connect to Daffodil Drive, located west of the development site. The plan does not include a new structure or an addition to the existing structure. The parking lot meets zoning ordinance standards. Standards include a parking island every 25 spaces, which applies to the southern bank of parking spaces. The applicant is seeking an alternate landscaping plan to utilize existing foliage for buffering purposes on the west side of the development site, but they are including the ordinance required shrubs. On the south side, the applicant is including a 6' fence for screening purposes, with the ordinance required shade trees spaced every 40' for buffering. On the east side, the applicant is including ordinance required screening and buffering for both. The applicant is treating the parking lot as a primary structure, so the lot meets primary setback standards rather than the 10' setback standards that parking lots are provided from residential districts. This will allow for better compatibility to existing residents. This is perhaps why the applicant included a waiver of development standards to not connect to Daffodil Drive in the Terrace Estates subdivision. While the zoning ordinance requires that all developments provide connection to existing streets, the applicant mentioned that not providing the interconnection will maintain the residential pattern of Daffodil Drive and restrict all business-related traffic onto Illinois Road and Reckeweg Road. Finally, the zoning ordinance does require that existing parking lots are brought into compliance if expanded by 50%, so the applicant will need 50% small shrub coverage along Reckeweg Road. The ordinance does not require trees for display purposes.

The applicant hosted a neighbor event before the public hearing and can inform the Plan Commission on the outcome at the public hearing. However, the Department of Planning Services has not received correspondence for or against this petition.

## 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 6** Transform key suburban corridors over time into mixed use areas with housing, neighborhood-oriented retail, public spaces, walkable public realms, and transit service.

### Generalized Future Land Use Map

- The project site is located within the Suburban Residential and Regional Commercial generalized land use categories.
- Properties bordering Illinois Road are classified regional commercial, including the existing Preferred Auto facility. The new portion of the development side, and properties surrounding it, are classified as suburban residential.

**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**

- A C3 zoning district is compatible to the Regional Commercial classification. However, C3 is considered potentially compatible to the Suburban Neighborhood classification, with written commitments and enhanced landscaping as suggestions to increase the compatibility.

**Other Applicable Plans:** none

**PUBLIC HEARING SUMMARY:**

Presenter: Mike Hoffman, representing the applicant, presented the request as outlined above.

Public Comments:

Gary Green (5021 Daffodil Dr): Concerns with expansion, existing landscaping, lighting.

Rebuttal: Mike Hoffman stated existing landscaping will all stay on west side with no intention to modify. There is no intention to expand in the future. Lighting on site will follow ordinance standards.

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2024-0041 – Preferred Auto Expansion

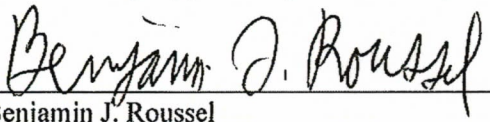
APPLICANT: Preferred Automotive Group  
REQUEST: To rezone property from R1/Single Family Residential and C2/Limited Commercial to C3/General Commercial and to approve a primary development plan for a car sales lot expansion.  
LOCATION: 5115 Illinois Road and 1336 Reckeweg Road, southwest corner of its intersection with Illinois Road (Section 8 of Wayne Township)  
LAND AREA: 6.22 acres  
PRESENT ZONING: R1/Single Family Residential and C2/Limited Commercial  
PROPOSED ZONING: C3/General Commercial

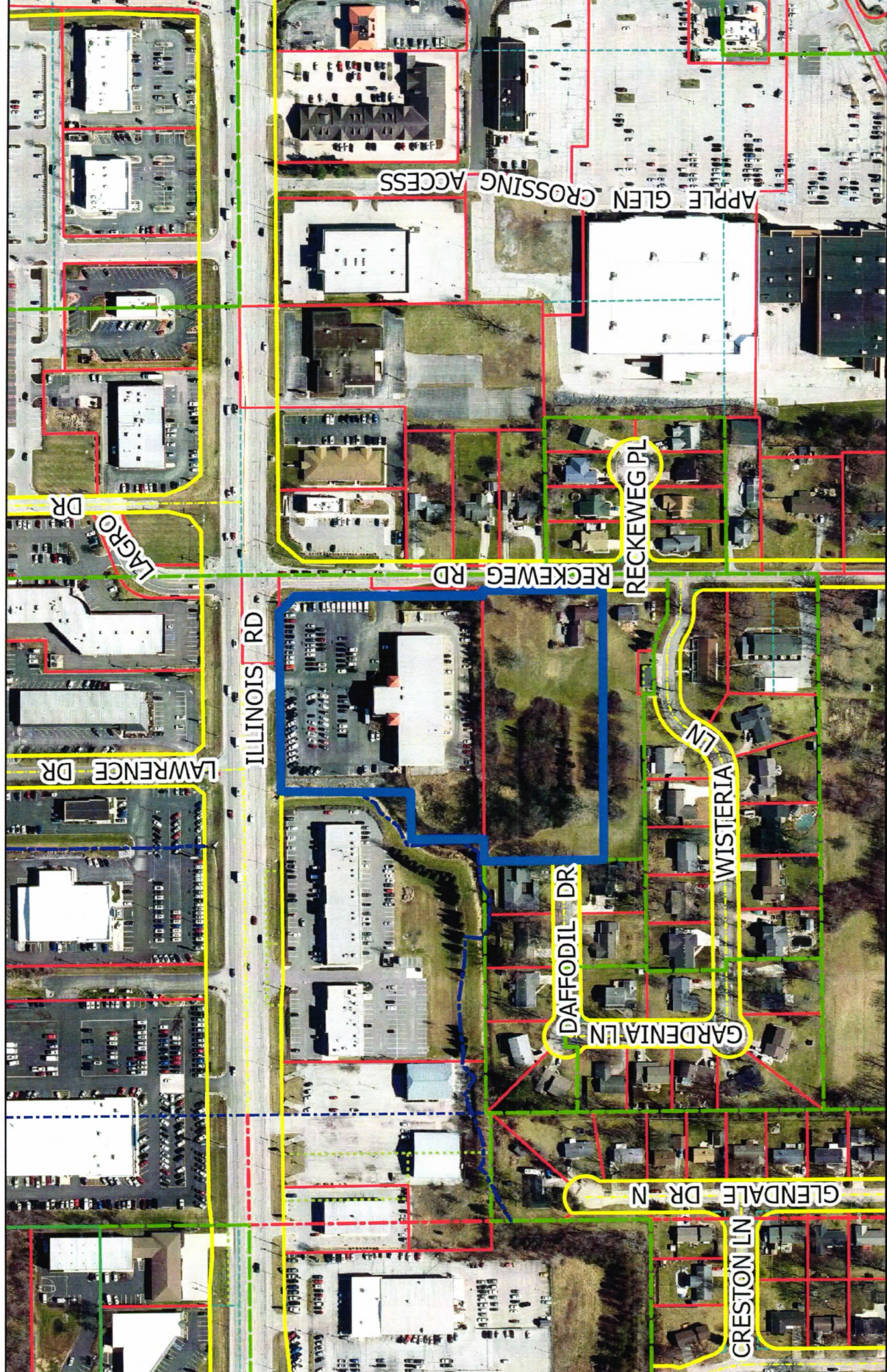
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**The Plan Commission recommends that Rezoning Petition REZ-2024-0041 be returned to Council, with a “Do Pass with a written commitment” recommendation after considering the following:**

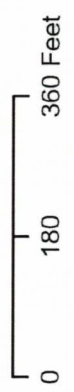
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The rezoning petition is adjacent to the existing Preferred Auto sales site. The proposal includes a written commitment that bolsters residential mitigation for neighbors along Reckeweg Road and limits C3 uses that were deemed incompatible to this specific development site.
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 site is a transitional area between residential and commercial uses. The proposed expansion does not include an additional structure. Residential impact mitigation is provided in the written commitment
3. Approval is consistent with the preservation of property values in the area. The proposed petition should meet the needs of the applicant without substantial impact to nearby residents.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The applicant chose to invest in its existing property rather than expand elsewhere in the city or county. The site is served by adequate sewer and water. Pedestrian connectivity will be added to the site, which is a net benefit to existing infrastructure and pedestrian safety.

These findings approved by the Fort Wayne Plan Commission on May 19, 2025.

  
\_\_\_\_\_  
Benjamin J. Roussel  
Executive Director  
Secretary to the Commission

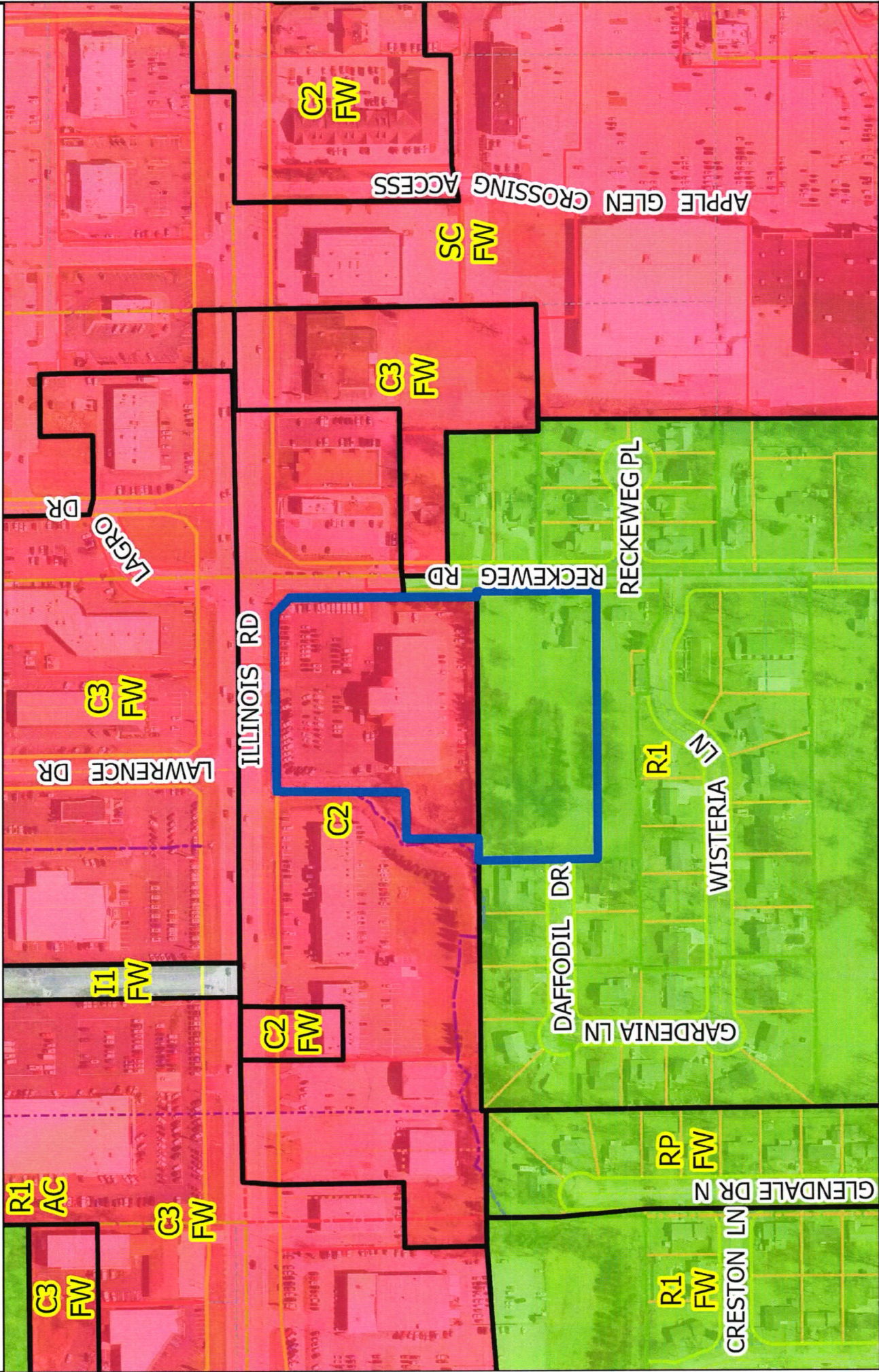


Although strict accuracy is not guaranteed, iMap has employed the best available data and methods to ensure the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
 © 2004 Board of Commissioners of the County of Allen  
 State Plane Coordinate System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 5-5-2025





Rezoning Petition REZ-2024-0041 and Primary Development Plan PDP-2024-0045 - Preferred Auto Expansion



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy, reliability, or completeness of any data, and all liability resulting from any error or omission in this map, shall remain the responsibility of the user.

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 State Plane Coordinate System, Indiana East  
 Photos and Contours: Spring 2009  
 Date: 5.5.2025





## WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT ("Commitment") is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by LENACCO INVESTMENTS, LLC, an Indiana limited liability company (the "Declarant").

### *WITNESSETH:*

WHEREAS, Declarant is the owner of approximately 2.792 acres of real estate located in Fort Wayne, Allen County, Indiana, the legal description of which is attached hereto as Exhibit "A" (the "Real Estate"); and

WHEREAS, Declarant submitted a rezoning petition with respect to the Real Estate to rezone the Real Estate from R1 Single Family Residential to C3 General Commercial, bearing number REZ-2025-\_\_\_\_ (the "Petition"), which Petition has been approved by the City of Fort Wayne Plan Commission (the "Plan Commission (the "Plan Commission") and the Fort Wayne Common Council ("City Council"); and

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

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

WHEREAS, Declarant submitted a Primary Development Plan petition with respect to the Real Estate to approve a \_\_\_\_\_, bearing number PDP-2025-\_\_\_\_ (the "Petition"), which Petition has been approved by the Fort Wayne Plan Commission, (the "Plan Commission"); and

WHEREAS, Pursuant to I.C. 36-7-4-1402(b) and §157.301(4)(a)(i) the Plan Commission may approve the plan subject to conditions if the conditions are reasonably necessary to satisfy those development requirements; and

WHEREAS, Declarant has offered this Commitment, voluntarily, pursuant to Indiana Code 36-7-4-1015, for the purpose of memorializing the Plan Commission conditions of approval concerning the Real Estate; and

WHEREAS, in conjunction with the Petition, the Plan Commission has accepted Declarant's offer of this Commitment and its recordation with the Allen County, Indiana, Recorder's Office.

NOW, THEREFORE, in consideration of the above and foregoing recitals, Declarant hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or any portion of the Real Estate.

1. Prohibited Uses. Subject to the terms and conditions herein contained, the following uses shall be prohibited upon the Real Estate:

- 1) Adult care center
- 2) Adult care home
- 3) Advertising
- 4) Answering service
- 5) Appraiser
- 6) Assisted living facility
- 7) Auction service
- 8) Audio-visual studio
- 9) Bankruptcy service
- 10) Bed and breakfast
- 11) Blood bank
- 12) Blood or plasma donor facility
- 13) Boarding/lodging house
- 14) Broker
- 15) Business training
- 16) Campus housing
- 17) Catalog showroom
- 18) Child care home (class I or II)
- 19) Collection agency
- 20) Community garden
- 21) Correctional services facility
- 22) Credit service
- 23) Customer service facility
- 24) Data processing facility
- 25) Data storage facility
- 26) Dating service
- 27) Day care
- 28) Dormitory
- 29) Driving instruction
- 30) Educational institution
- 31) Employment agency
- 32) Finance agency
- 33) Fraternity house
- 34) Funeral home
- 35) Group residential facility (large)
- 36) Group residential facility (small)
- 37) Gymnastics instruction
- 38) Homeless/emergency shelter
- 39) Hospital
- 40) Multiple family complex
- 41) Multiple family dwelling
- 42) Nursing home
- 43) Park or recreation area
- 44) Radio station
- 45) Religious institution/school field
- 46) Residential facility for homeless individuals
- 47) Retirement facility
- 48) School
- 49) Security service
- 50) Social service agency
- 51) Sorority house
- 52) Tanning salon
- 53) Television station
- 54) Townhouse complex
- 55) Wind energy conversion system (micro)

2. Permitted Uses. Any use otherwise permitted in a C3 zoning district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use upon the Real Estate.
3. Conditions of Approval. (i) light pole height shall be limited to eighteen (18) feet, (ii) a six (6) foot tall privacy fence shall be installed along the southern border of the Real Estate, and (iii) C3 primary building setbacks as set forth by the Ordinance shall govern all development on the Real Estate, including parking areas.
4. Permits. No permits shall be issued under the zoning ordinance by the Zoning Administrator, or any successor agency having zoning jurisdiction over the Real Estate, until this Commitment is recorded with the Allen County Recorder. The Declarant shall deliver to the Zoning Administrator and the Plan Commission an executed and recorded copy of this Commitment.
5. Binding Effect, Modification, and Termination. This Commitment shall run with the Real Estate, and shall be binding upon the Declarant and each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. The recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated only by a decision of the Plan Commission, following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules of procedure. The Plan Commission shall have the discretion whether to approve or deny any proposed modification or termination of this Commitment. This Commitment may be modified or terminated by the Plan Commission making findings of fact that the proposed modification or termination is required because: (a) there is a substantial change in circumstances from the time of the original Commitment; (b) the proposed modification or termination is in substantial compliance with the Comprehensive Plan; (c) the proposed modification or termination is consistent with the Plan Commission's prior approval; and (d) the application of the terms of the original Commitment would cause an unnecessary hardship absent the modification or termination. Further, pursuant to I.C. 36-7-4-1015(b)(4), this Commitment shall automatically terminate if: (i) the zoning district or classification applicable to the Real Estate is changed; or (ii) if the land use to which this Commitment relates is changed.
6. Recording. Declarant or Applicant shall, at Declarant's or Applicant's expense, record this Commitment with the Allen County Recorder and shall provide two (2) copies of the recorded Commitment to the Zoning Administrator.
7. Enforcement. Any violation of this Commitment shall be deemed a violation of the zoning ordinance in effect at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Plan Commission or any enforcement official designated in the zoning ordinance, or any successor agency having zoning jurisdiction over the Real Estate. Pursuant to I.C. §36-7-4-1015, the Plan Commission or any enforcement official designated in the zoning ordinance, shall be entitled to all legal and equitable remedies available, including specific performance and injunctive relief, for any violation of this Commitment. The enforcement rights of the Plan Commission or any enforcement official designated in the zoning ordinance are cumulative, not exclusive. This Commitment may be enforced by any successor commission or enforcement official having zoning jurisdiction over the Real Estate.
8. Authority to Sign. The person signing this Commitment in a representative capacity on behalf of Declarant warrants and represents that: (a) the person has the actual authority and power to so sign, and to bind the respective entity to the provisions of this Commitment; and (b) all corporate or other entity action necessary for the making of this Commitment has been duly taken.

- 9. Last Deeds of Record. The most recent deed of record for the Real Estate was recorded in the Office of the Recorder of Allen County, Indiana as Document No. 2024032407 on June 26, 2024.
- 10. Severability. Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.
- 11. Governing Law. This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.
- 12. Effective Date. The effective date (“Effective Date”) of this Commitment shall be the date of its recordation with the Office of the Recorder of Allen County, Indiana.

**“DECLARANT”**

LENACCO INVESTMENTS, LLC

By: \_\_\_\_\_  
Ann L. Leonard, Manager

STATE OF INDIANA    )  
                                  ) SS:  
COUNTY OF ALLEN    )

Before me, the undersigned, a Notary Public, in and for said County and State, this \_\_\_ day of \_\_\_\_\_, 2025, personally appeared LENACCO INVESTMENTS, LLC by Ann L. Leonard, Manager, and acknowledged the execution of the foregoing. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

\_\_\_\_\_  
Notary Public

This instrument prepared by:       Michael J. Hoffman, Esq. (#33860-02), Beers Mallers, LLP  
  110 West Berry Street, Suite 1100, Fort Wayne, Indiana 46802  
3FA6327/07224-24003/May 13, 2025

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. MICHAEL J. HOFFMAN

When Recorded, mail to: Michael J. Hoffman, Esq. of Beers Mallers, LLP, 110 West Berry Street, Suite 1100, Fort Wayne, IN 46802

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF REAL ESTATE**

A PARCEL OF LAND LOCATED IN LAGRO RESERVE, SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 452.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE WEST 532 FEET TO A STAKE; THENCE SOUTH 227.35 FEET TO A STAKE; THENCE EAST 530 FEET TO THE CENTER OF THE RECKEWEG ROAD; THENCE NORTH 230.3 FEET TO THE PLACE OF BEGINNING, SAID IN SURVEY TO CONTAIN 2.79 ACRES, MORE OR LESS.

**BILL NO. Z-25-04-18**

**REPORT OF COMMITTEE ON REGULATIONS**

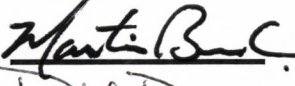
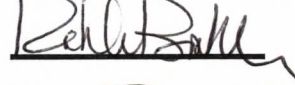



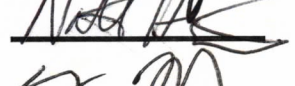
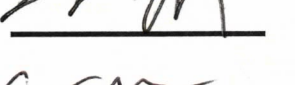


**June 24, 2025**

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

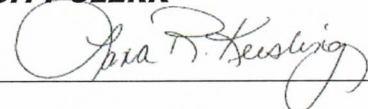
An Ordinance amending the City of Fort Wayne Zoning Map No. F-02 (Sec. 8 of Wayne Township)

*To rezone 6.246 acres from R1/Single Family Residential and C2/Limited Commercial to C3/General Commercial at 1336 Reckeweg Road, behind existing Preferred Auto at 5115 Illinois Road*

**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

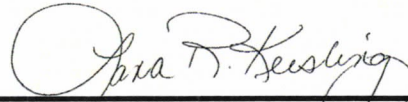
Read the first time in full and on motion by Councilperson Chambers.

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

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

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

DATED: June 24, 2025

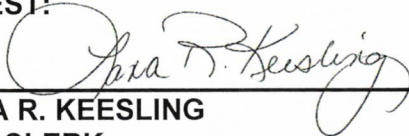


LANA R. KEESLING, CITY CLERK

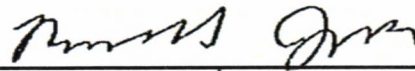
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-25-04-18 on the 24th day of June, 2025

ATTEST:



LANA R. KEESLING  
CITY CLERK



PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of June 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 25th day of June 2025, at the hour of 4:40 o'clock p.m. E.S.T.

  
SHARON TUCKER, MAYOR