

#REZ-2023-0035

BILL NO. Z-23-08-02

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N-34 (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 a C3 (General
Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
Wayne, Indiana:

PARCEL 1:

LOTS NUMBERED 12, 13 AND 14 IN WASHINGTON CENTER PLACE
ADDITION, SECTION "A" AS RECORDED IN PLAT RECORD 15, PAGES 97-
98 AND RE-RECORDED IN PLAT RECORD 15, PAGE 145, IN THE OFFICE OF
THE RECORDER OF ALLEN COUNTY, INDIANA.

PARCEL 2 (EASEMENT):

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT
OF PARCEL 1, AS CREATED BY GRANT OF INGRESS-EGRESS EASEMENT,
DATED NOVEMBER 21, 2011, RECORDED NOVEMBER 29, 2011, AS
INSTRUMENT NUMBER 2011054975, OVER AND ACROSS THE
FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 15 IN WASHINGTON CENTER PLACE ADDITION, SECTION
A, AS RECORDED IN PLAT RECORD 15, PAGES 97-98 AND RECORDED IN
PLAT BOOK 15, PAGE 145 IN THE OFFICE OF THE RECORDER OF ALLEN
COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT NUMBER 15 IN
WASHINGTON CENTER PLACE ADDITION, SECTION A, AS RECORDED IN
PLAT RECORD 15, PAGES 97-98 AND RE-RECORDED IN PLAT RECORD 15,
PAGE 145 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY,
INDIANA; THENCE EAST, ALONG THE SOUTH LINE OF LOT NUMBER 15
AND THE NORTH RIGHT OF WAY LINE OF STRATTON ROAD A
DISTANCE OF 70.0 FEET TO THE POINT OF BEGINNING, SAID POINT
BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF
STRATTON ROAD AND THE EAST RIGHT OF WAY LINE OF COLDWATER
ROAD; THENCE NORTH WITH A DEFLECTION ANGLE TO THE LEFT OF 89

1 DEGREES 55 MINUTES 24 SECONDS ALONG THE EAST RIGHT OF WAY
2 LINE OF COLDWATER ROAD A DISTANCE OF 100.0 FEET TO A POINT ON
3 THE NORTH LINE OF LOT NUMBER 15; THENCE EAST WITH A
4 DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREE 55 MINUTES 24
5 SECONDS ALONG THE NORTH LINE OF LOT NUMBER 15, A DISTANCE OF
6 55.0 FEET; THENCE SOUTH WITH A DEFLECTION ANGLE TO THE RIGHT
7 OF 90 DEGREES 04 MINUTES 36 SECONDS A DISTANCE OF 100.0 FEET TO
8 A POINT ON THE SOUTH LINE OF LOT NUMBER 15 AND THE NORTH
9 RIGHT OF WAY LINE OF STRATTON ROAD; THENCE WEST WITH A
10 DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 55 MINUTES 24
11 SECONDS ALONG THE SOUTH LINE OF LOT NUMBER 15 AND THE
12 NORTH RIGHT OF WAY LINE OF STRATTON ROAD, A DISTANCE OF 55.0
13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.126 ACRES.

14
15 and the symbols of the City of Fort Wayne Zoning Map No. N-34 (Sec. 24 of Washington
16 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
17 Wayne, Indiana is hereby changed accordingly.

18
19 SECTION 2. If a written commitment is a condition of the Plan Commission's
20 recommendation for the adoption of the rezoning, or if a written commitment is modified and
21 approved by the Common Council as part of the zone map amendment, that written
22 commitment is hereby approved and is hereby incorporated by reference.

23
24 SECTION 3. That this Ordinance shall be in full force and effect from and after its
25 passage and approval by the Mayor.

26
27 _____
28 Council Member

29
30 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-2023-0035
Bill Number: Z-23-08-02
Council District: 3-Tom Didier

Introduction Date: August 8, 2023

Plan Commission
Public Hearing Date: August 14, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone property from C2/Limited Commercial to C3/General Commercial for a car wash.

Location: 5820 Coldwater Road

Reason for Request: To allow for car wash.

Applicant: Drive and Shine (Haji Tehrani)

Property Owner: Tokens-N-Tickets Property LLC (Rob Clevenger)

Related Petitions: Primary Development Plan – Drive and Shine - Coldwater Road

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which allows for car washes.

Effect of Non-Passage: The property will remain zoned C2/Limited Commercial and may redevelop with a variety of commercial and office uses.

Department of Planning Services Rezoning Petition Application

Applicant
Applicant Drive & Shine (Haji Tehrani)
Address 16915 Cleveland Road
City Granger State IN Zip 46530
Telephone 574-277-8877 E-mail hajl@driveandshine.com

Property Ownership
Property Owner Tokens-N-Tickets Property, LLC (Rob Clevenger)
Address 1219 Oak Bay Run
City Fort Wayne State IN Zip 46825
Telephone 317-985-4256 E-mail racingrob4@gmail.com

Contact Person
Contact Person Cody Ward (MLS Engineering, LLC)
Address 10060 Bent Creek Blvd
City Fort Wayne State IN Zip 46825
Telephone 260-489-8571 E-mail cody@mlswebsite.us

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

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 5820 Coldwater Rd, Fort Wayne, IN 46825 Township and Section Washington / Sec. 24
Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 1.84
Purpose of rezoning (attach additional page if necessary)
Rezone C2 property to C3 for a new Automobile Washing Facility / Automobile Maintenance (quick service)
Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
☒ Filing fee \$1000.00
☒ Surveys showing area to be rezoned
☒ Legal Description of parcel to be rezoned
☒ Rezoning Criteria (see attached checklist)

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

Drive & Shine (Haji Tehrani)
(printed name of applicant)

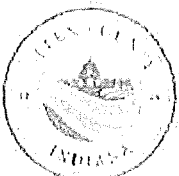
(signature of applicant)

06-29-23
(date)

Tokens-N-Tickets Property, LLC (Rob Clevenger)
(printed name of property owner)

(signature of property owner)

06-29-23
(date)



Received	Receipt No.	Hearing Date	Petition No.
7-5-23	143584	8-14-23	REZ -

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



2023-0035

1. Approval of the rezoning request will be in substantial compliance with the All in Allen Comprehensive Plan and should not establish an undesirable precedent in the area.

The proposed rezoning is consistent with the *All in Allen Plan* in that it clearly fits within Goal 1; namely, it encourages compatible infill development within areas that are primarily built out (pg. 60). The project promotes Goal 2 (pg. 61) in as much as it promotes development in areas that are contiguous with existing development, encourages rezoning for properties in targeted growth areas, redevelopment in areas that are already served by adequate water, sanitary sewer and transportation structure.

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.

5820 Coldwater Road is the former location of Token-n-Tickets. The subject property is one property south of the intersection of Coldwater and East Washington. It is directly south of a Marathon gas station and north of a Subway franchise. Coldwater is approximately eight (8) lanes across (including turn lanes) in front of the subject property. Immediately across the street is a gas station, Don Hall's Factory and Wendy's fast food. The area is decidedly commercial with consistent, heavy traffic and signalized intersections. Recent aesthetic and logistical improvements are evident in this portion of Coldwater Road. Notably there are also several large shopping complexes, which include a Walmart, Hobby Lobby, Aldi, Pet Supplies Plus among many other commercial businesses and restaurants. In addition to Token-n-Tickets, the property was formerly operated as a restaurant. To the rear of the building, is additional parking, screening and a couple of existing residences.

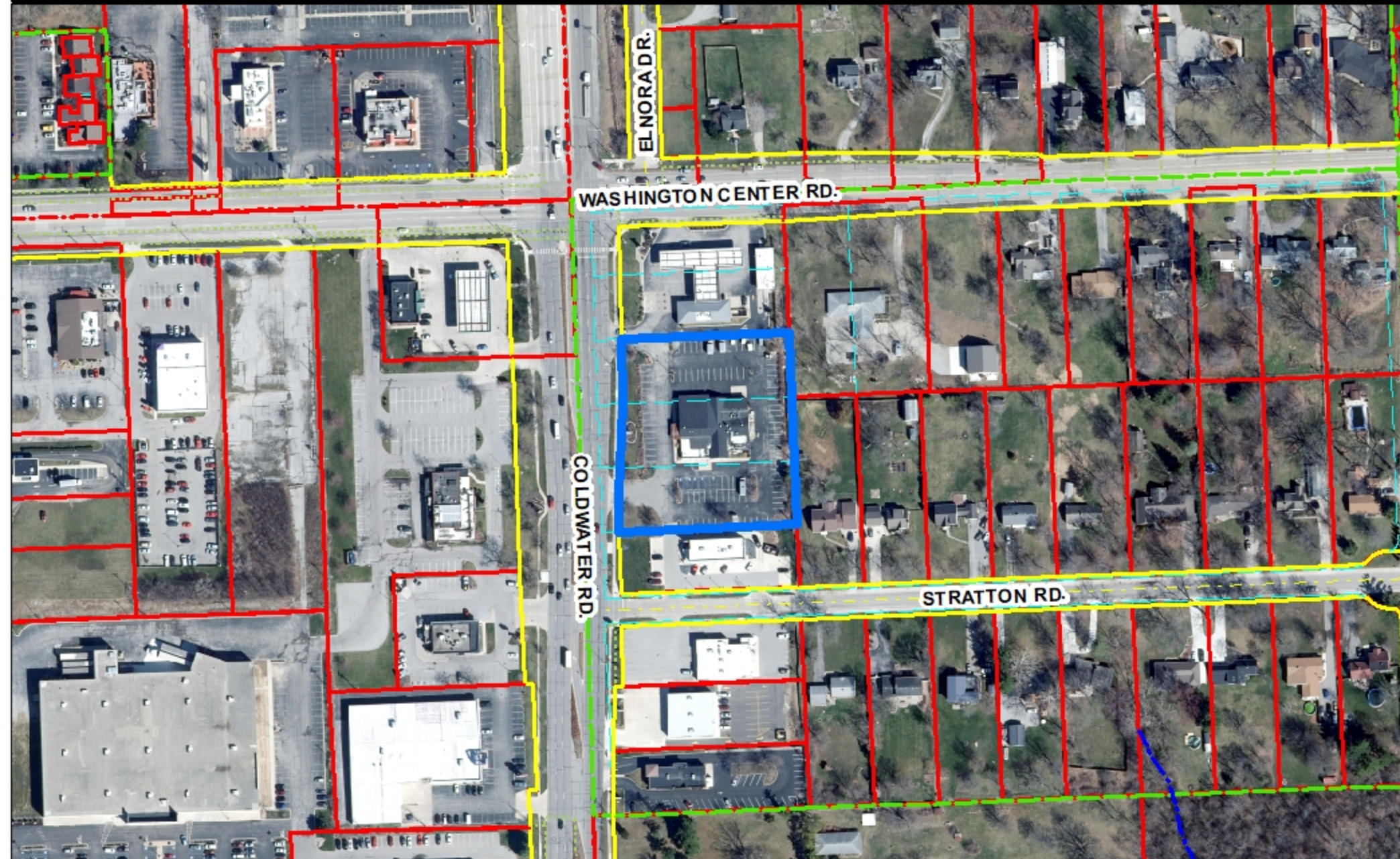
3. Approval is consistent with the preservation of property values in the area.

The conservation of property values throughout the jurisdiction is accomplished by granting this rezoning request in as much as this is an established commercial corridor along Coldwater Road and the use proposed is consistent and complementary to existing uses. Residential or heavy industrial use is wholly inappropriate for this property. Significant traffic volumes and existing automotive services along Coldwater Road make the existence of an automobile washing facility desirable and convenient for the area.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.

The automobile washing facility will not seek to impose a use that is immoral or otherwise offensive to the community as a whole, to customers of other local businesses along this corridor, or to the couple of residential homes to the east/rear of the subject property. There is ample parking, traffic signalization and curb cuts already in place. In addition, the project will reutilize and reinvigorate decidedly commercial real estate that has not been in commercial use for a period of time. In addition, a car wash further south on Coldwater has been previously approved by the Plan Commission.

The most desirable use for which the land in the district is adapted is very clearly commercial/retail. Mixed use is predominant in light of the residential neighborhood to the rear of the majority of the buildings along this section of Coldwater. Commercial and retail uses are entrenched along this span of Coldwater Road. Adequate utilities are already available on site.



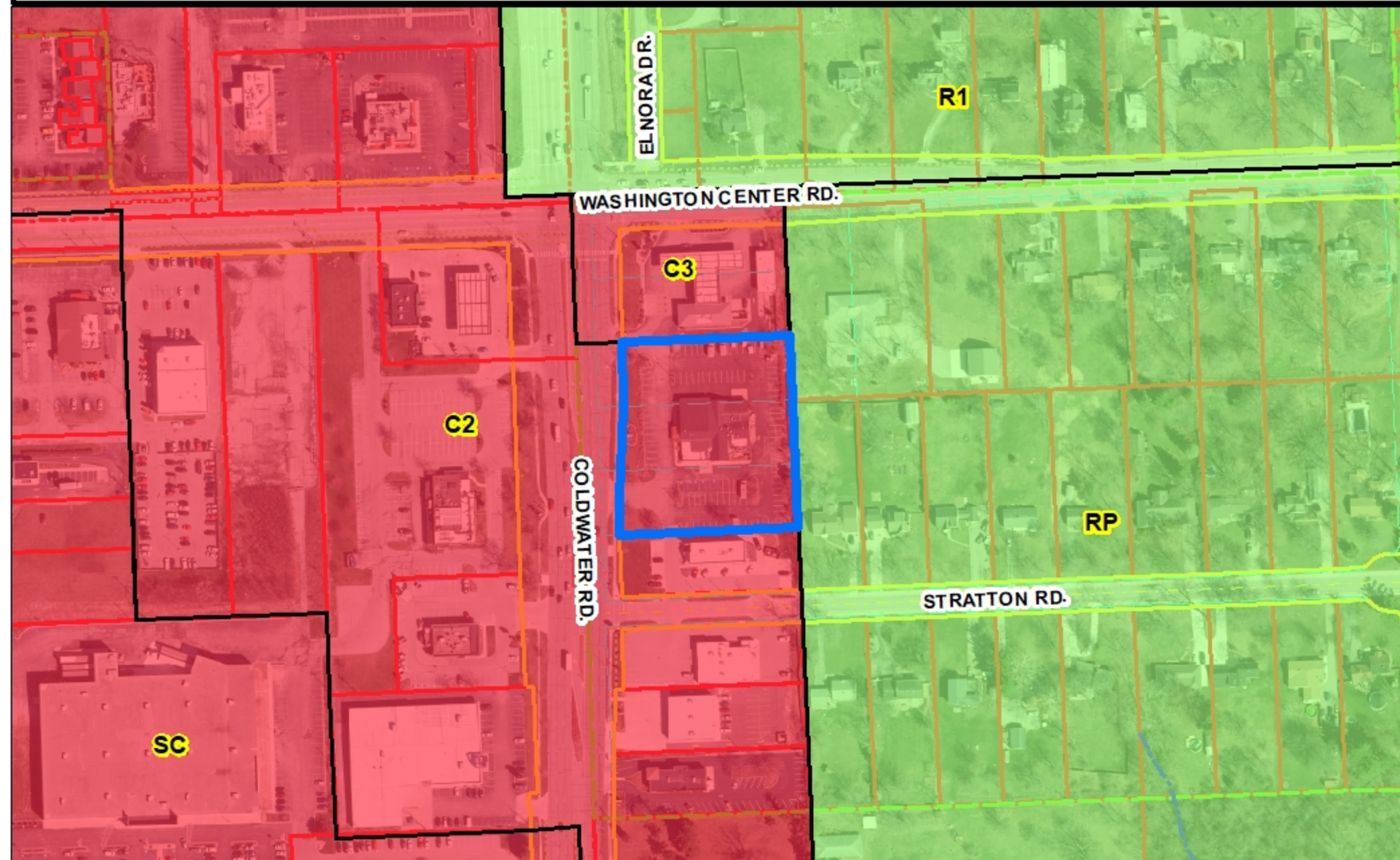
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 7/17/2023

0 50 100 Feet



1 inch = 200 feet



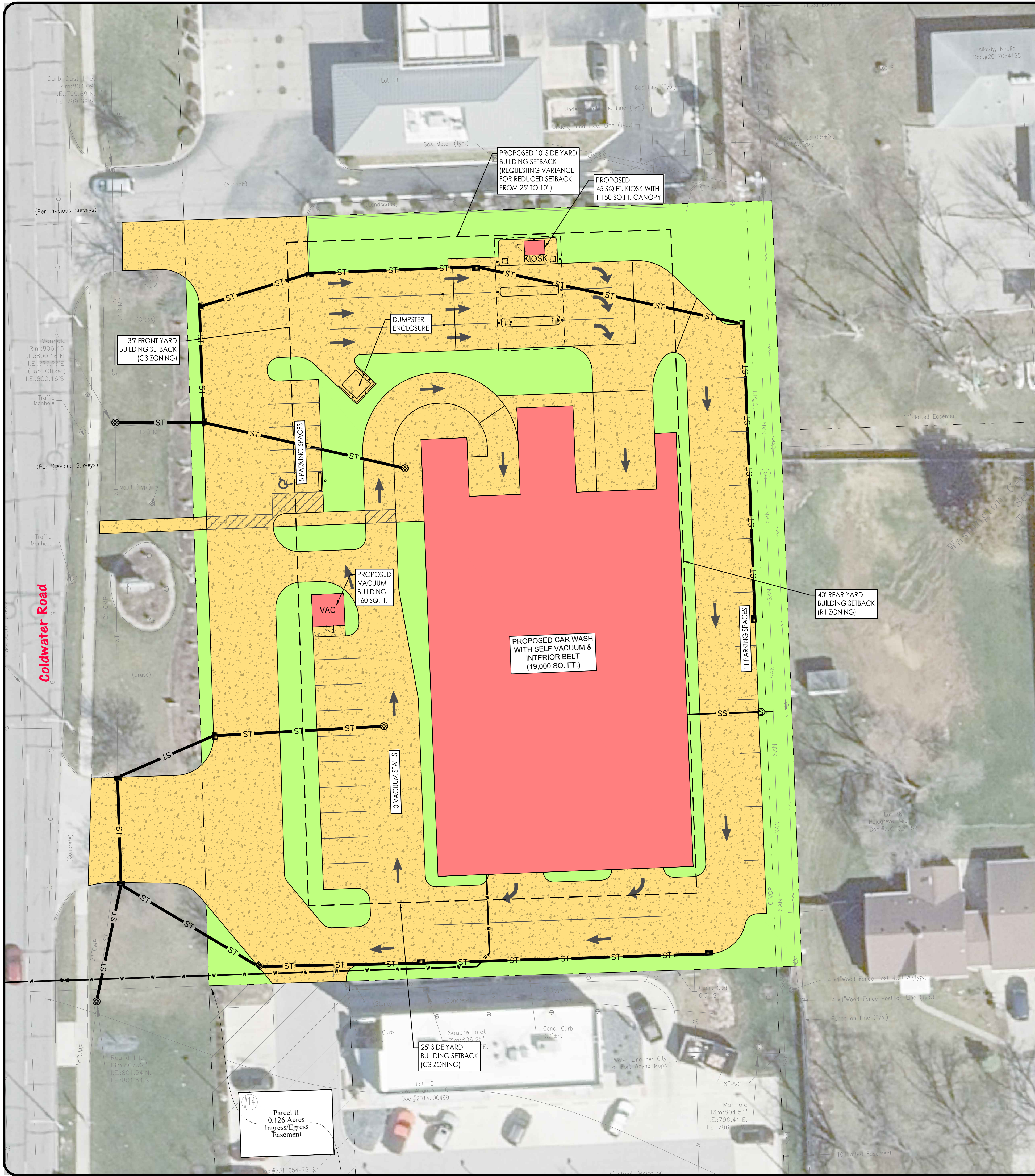
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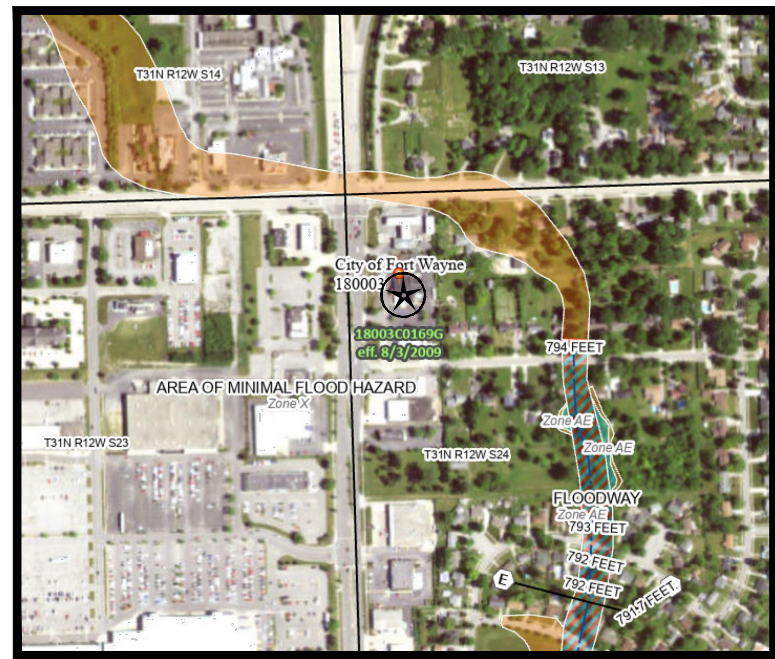
0 50 100 Feet



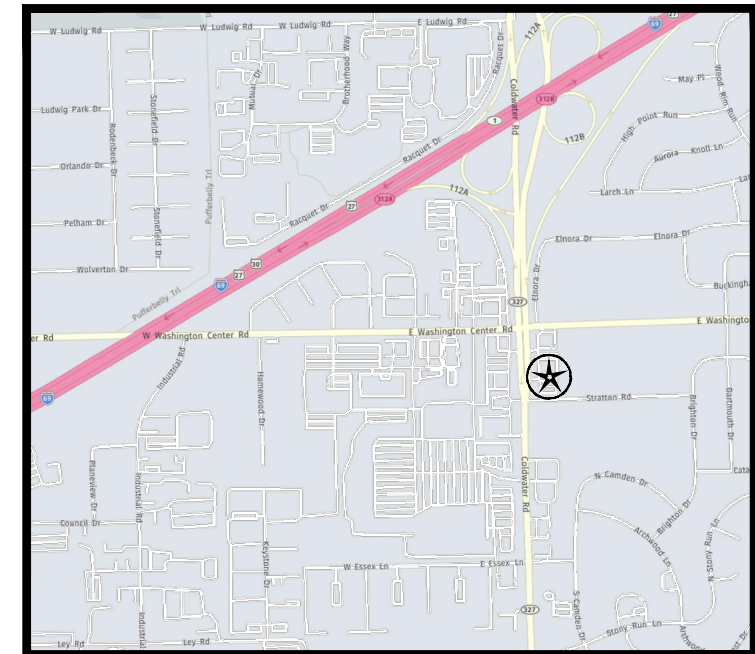
1 inch = 200 feet



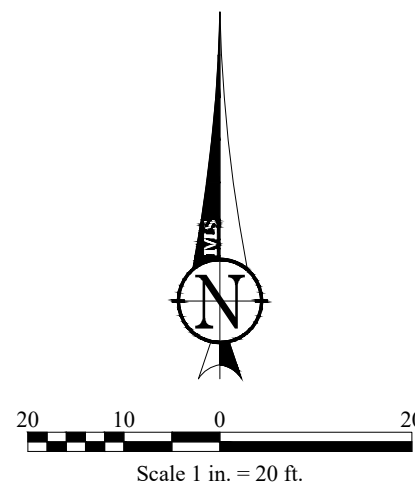
ALLEN COUNTY SOIL SURVEY MAP
NOT TO SCALE



★ - PROJECT SITE
FLOOD INSURANCE RATE MAP (FIRM)
NOT TO SCALE
AUGUST 3, 2009 / MAP# 18003C0187G



★ - PROJECT SITE
PROJECT SITE VICINITY MAP
NOT TO SCALE



PROPOSED FEATURES LEGEND

- CONCRETE SIDEWALK / PAVEMENT
- BUILDING FOOTPRINT
- GRASS

- EXISTING PROPERTY / RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- STORM PIPE AND PIPE END SECTION
- SANITARY PIPE
- WATER PIPE
- STORM / SANITARY CLEANOUT
- STORM CATCH BASIN / INLETS
- (D) DRAINAGE / (S) SANITARY STRUCTURE
- WATER VALVE / FIRE HYDRANT

PROJECT SUMMARY	
PARCEL ADDRESS:	5820 COLDWATER ROAD, FORT WAYNE, IN 46825
TOWNSHIP NAME:	WASHINGTON
TOWNSHIP SECTION:	24
ESTIMATED CONSTRUCTION START DATE:	NOVEMBER 2023
ESTIMATED CONSTRUCTION END DATE:	NOVEMBER 2025
CURRENT ZONING CLASSIFICATION:	C2 - LIMITED COMMERCIAL
PROPOSED ZONING CLASSIFICATION:	C3 - GENERAL COMMERCIAL
CURRENT USE:	ENTERTAINMENT CENTER / ARCADE / RESTAURANT
PROPOSED USE:	AUTOMOBILE WASHING FACILITY / AUTOMOBILE MAINTENANCE (QUICK SERVICE)
TOTAL LOT ACREAGE:	1.59 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	1.33 ACRES
TOTAL LOT COVERAGE:	(1.33 Ac. / 1.59 Ac.) * 100 = 83.6% LOT COVERAGE
TOTAL BUILDING FOOTPRINT:	19,000 SQ.FT.
TOTAL BUILDING HEIGHT ALLOWED:	40 FEET
TOTAL BUILDING HEIGHT:	29 FEET
PARKING REQUIREMENTS:	1 SPACE PER EMPLOYEE AT LARGEST SHIFT 16 EMPLOYEES / 1 = 16 PARKING SPACES
PARKING PROVIDED :	TOTAL PARKING PROVIDED = 16 SPACES VACUUM STALLS PROVIDED = 10 SPACES
LANDSCAPING:	SEE SHEET PDP-2 FOR LANDSCAPE PLAN SHOWING BUFFER YARDS AND MINIMUM PLANTINGS PER ORDINANCE REQUIREMENTS.
SITE LIGHTING:	SITE LIGHTING WILL BE DESIGNED TO COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SIGNAGE:	SIGNAGE WILL BE DESIGNED COMPLY WITH THE ZONING ORDINANCE AND SUBMITTED TO DPS FOR REVIEW AND PERMITTING DURING THE SECONDARY DEVELOPMENT PLAN PROCESS.
SANITARY UTILITY SERVICE:	CITY OF FORT WAYNE
WATER UTILITY SERVICE:	CITY OF FORT WAYNE
STORMWATER OUTLET:	TO EXISTING 21" CMP STORM SEWER PIPE (CITY OF FORT WAYNE)



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

PREPARED FOR:

Drive & Shine, Inc.
16915 Cleveland Rd
Granger, IN 46530
(574) 277-8877

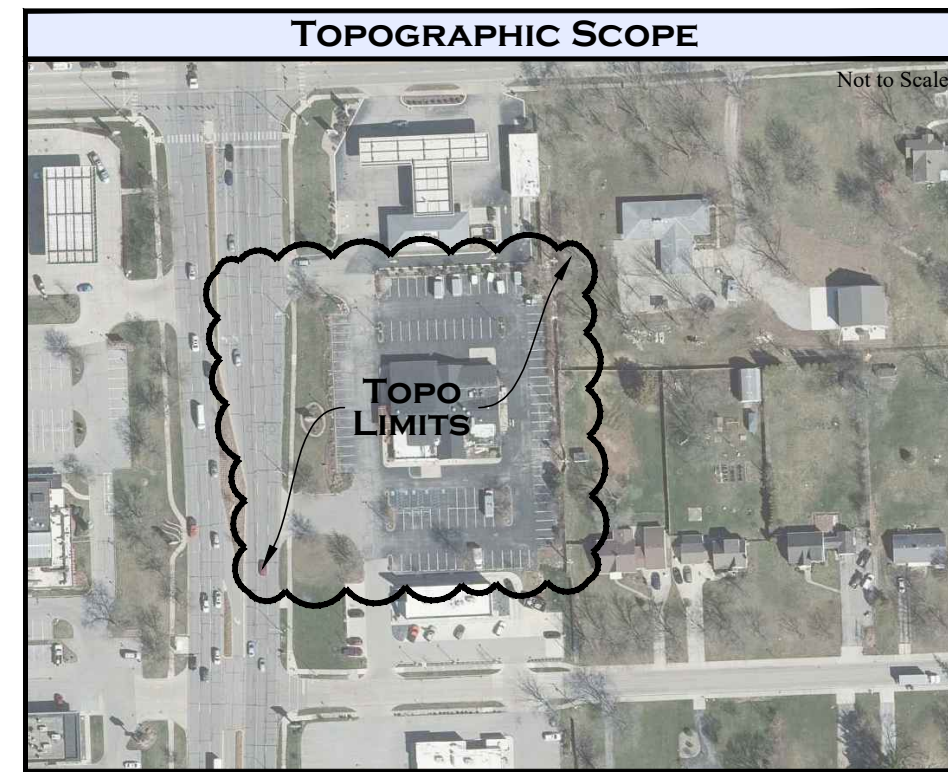
REVISIONS:

Drive & Shine, Inc.
Car Wash and Auto Detailing Facility (H26)
5820 Coldwater Rd, Fort Wayne, IN 46825

Primary Development Plan
Site Plan

Date: 07-18-2023
Design By: CAW/JJS
Checked By: DJS
Project No.: 23056953

Sheet Number
PDP-1



POB	- Point of Beginning
M.	- Measured
R.	- Record
C.	- Calculated
D.	- Deed
—	- Right of Way (R/W)
—	- Building Setback Line
- - -	- Center Line