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ACCESS EASEMENT ESTABLISHED UNDER DOCUMENT NUMBER 93-45088; THENCE SOUTH 04 DEGREES 58 MINUTES 37 SECONDS EAST, ON AND ALONG SAID WEST LINE, A DISTANCE OF 122.29 FEET TO THE POINT OF CURVATURE OF A REGULAR CURVE TO THE LEFT HAVING A RADIUS OF 789.58 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WEST LINE, AS DEFINED BY THE ARC OF SAID CURVE, AN ARC DISTANCE OF 206.71 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 206.12 FEET AND A BEARING OF SOUTH 12 DEGREES 28 MINUTES 37 SECONDS EAST TO THE POINT OF TANGENCY; THENCE SOUTH 19 DEGREES 58 MINUTES 37 SECONDS EAST, CONTINUING ALONG SAID WEST LINE AND TANGENT TO SAID CURVE, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A REGULAR CURVE TO THE RIGHT HAVING A RADIUS OF 313.43 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID WEST LINE, AS DEFINED BY THE ARC OF SAID CURVE, AN ARC DISTANCE OF 204.54 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 200.93 FEET AND A BEARING OF SOUTH 01 DEGREES 16 MINUTES 55 SECONDS EAST TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY, CONTINUING ALONG THE WESTERLY LINE OF SAID 60 FOOT WIDE ACCESS EASEMENT, AS DEFINED BY THE ARC OF THE AFORESAID CURVE, AN ARC DISTANCE OF 14.28 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 14.28 FEET AND A BEARING OF SOUTH 18 DEGREES 43 MINUTES 09 SECONDS WEST TO THE POINT OF TANGENCY; THENCE SOUTH 20 DEGREES 01 MINUTES 23 SECONDS WEST, CONTINUING ALONG SAID WESTERLY LINE AND TANGENT TO SAID CURVE, A DISTANCE OF 46.19 FEET TO THE POINT OF CURVATURE OF A REGULAR CURVE TO THE RIGHT HAVING A RADIUS OF 329.43 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID 60 FOOT WIDE ACCESS EASEMENT, AN ARC DISTANCE OF 400.41 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 376.21 FEET AND A BEARING OF SOUTH 54 DEGREES 50 MINUTES 37 SECONDS WEST TO THE POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID 60 FOOT WIDE ACCESS EASEMENT, A DISTANCE OF 448.43 FEET; THENCE NORTH 45 DEGREES 37 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.43 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF CROSS CREEK BOULEVARD; THENCE NORTHERLY, ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS DEFINED BY THE ARC OF A REGULAR CURVE TO THE LEFT, NOT TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 561.20 FEET, AN ARC DISTANCE OF 240.26 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 238.43 FEET AND A BEARING OF NORTH 14 DEGREES 07 MINUTES 57 SECONDS WEST; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, A DISTANCE OF 143.72 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS WEST, A DISTANCE OF 66.75 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, A DISTANCE OF 291.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF 45.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, A DISTANCE OF 420.31 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.818 ACRES OF LAND.

PARCEL 2 (EASEMENT): A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE INTERIOR ROADWAYS ESTABLISHED AND SET OUT IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED FEBRUARY 6, 1991 AS DOCUMENT NUMBER 91-004687, AS MODIFIED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AUGUST 6, 1993 AS DOCUMENT NUMBER 93-045088 AND AS MODIFIED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED DECEMBER 28, 1993 AS DOCUMENT NUMBER 93-078347 AND ALSO ESTABLISHED AND SET OUT IN THE CROSS CREEK RECIPROCAL EASEMENTS, PROTECTIVE COVENANTS, RESTRICTIONS AND LIMITATIONS RECORDED NOVEMBER 24, 1993 AN DOCUMENT NUMBER 93-070778.

1 and the symbols of the City of Fort Wayne Zoning Map No. J-38 (Sec. 15 of Washington
2 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
3 Wayne, Indiana is hereby changed accordingly.
4

5 SECTION 2. If a written commitment is a condition of the Plan Commission's
6 recommendation for the adoption of the rezoning, or if a written commitment is modified and
7 approved by the Common Council as part of the zone map amendment, that written
8 commitment is hereby approved and is hereby incorporated by reference.
9

10 SECTION 3. That this Ordinance shall be in full force and effect from and after its
11 passage and approval by the Mayor.
12

13 _____
14 Council Member

15 APPROVED AS TO FORM AND LEGALITY:
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17 _____
18 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-2023-0031
Bill Number: Z-23-06-33
Council District: 3-Tom Didier

Introduction Date: June 27, 2023

Plan Commission
Public Hearing Date: July 10, 2023 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 4.8 acres from SC/Shopping Center to C3/General Commercial

Location: 6043 Lima Road

Reason for Request: To allow for electric car sales, service and delivery.

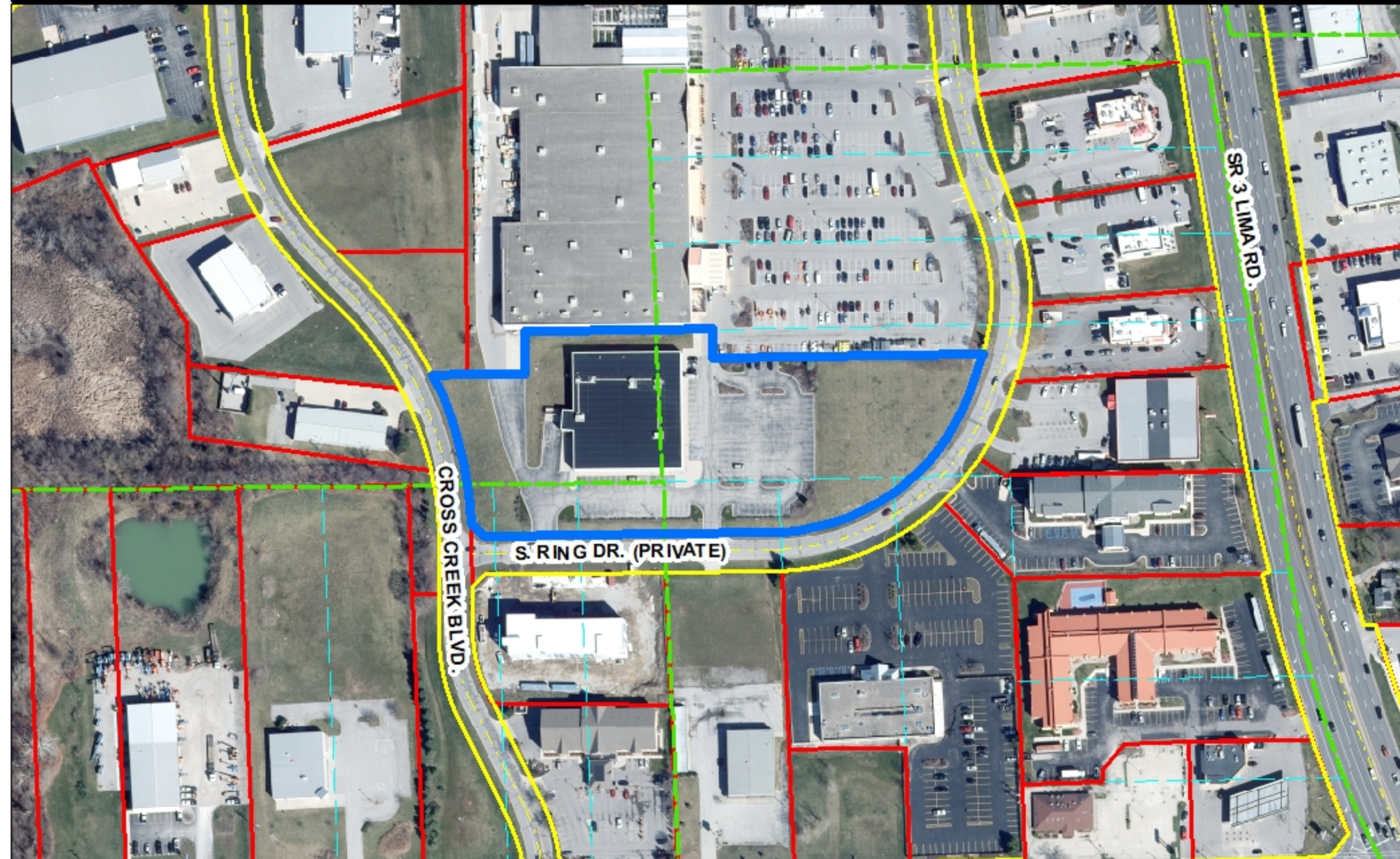
Applicant: KDP Fort Wayne IN, LLC

Property Owner: Southern Business Park, LLC/SDKC Properties, LLC

Related Petitions: none

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which permits automobile sales and service.

Effect of Non-Passage: The property will remain zoned SC/Shopping Center and may continue as a general retailer.



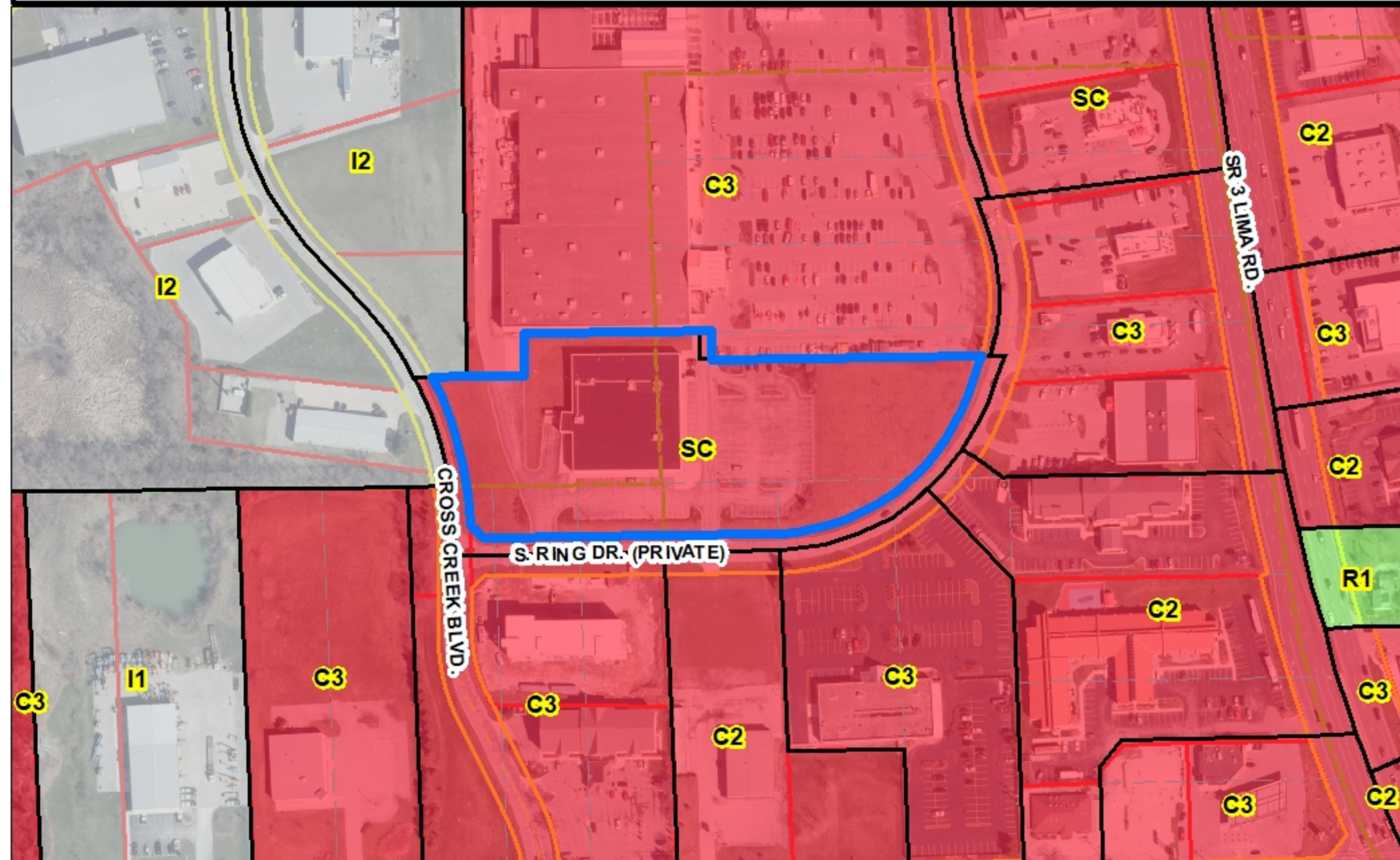
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 6/22/2023

0 50 100 Feet



1 inch = 200 feet



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: 6/22/2023

0 50 100 Feet



1 inch = 200 feet

Department of Planning Services Rezoning Petition Application

Applicant

Applicant KDP Fort Wayne IN LLC
Address 449 N. Clark St., Suite 400
City Chicago State IL Zip 60654
Telephone 312-379-5109 E-mail csotos@kdp-llc.com

Property Ownership

Property Owner Southern Business Park, LLC / SDKC Properties, LLC
Address 430 Jake Alexander Blvd West / 5240 North Bay Road
City Salisbury / Miami Beach State NC / FL Zip 28144 / 33140
Telephone _____ E-mail _____

Contact Person

Contact Person Joseph Jacobs, PE
Address 3333 Warrentown Road, Suite 200
City Lisle State IL Zip 60532
Telephone 585-424-0425 E-mail joe.jacobs@woolpert.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 6043 Lima Road, Fort Wayne, IN Township and Section Fort Wayne
Present Zoning SC Proposed Zoning C-3 Acreage to be rezoned 4.818
Purpose of rezoning (attach additional page if necessary) allow for electronic car sales service and delivery

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

Chris G. Sotos _____ May 31, 2023
(printed name of applicant) (signature of applicant) (date)
Shauna Rockson _____ June 5, 2023
(printed name of property owner) (signature of property owner) (date)

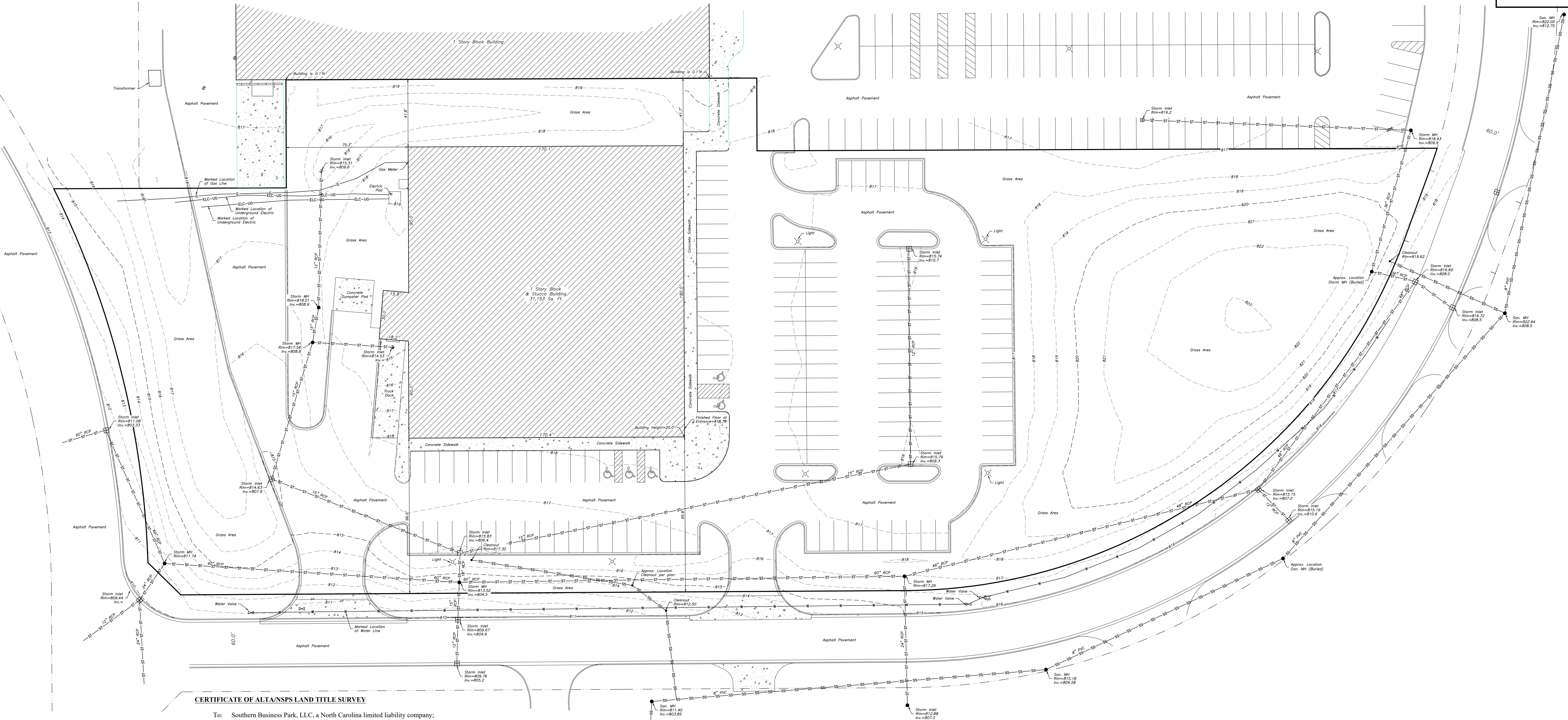


Received	Receipt No.	Hearing Date	Petition No.
5/6/23	143389	7/13/23	RE2-2023-0031

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



DETAIL OF ALTA/NSPS LAND TITLE SURVEY



CERTIFICATE OF ALTA/NSPS LAND TITLE SURVEY

To: Southern Business Park, LLC, a North Carolina limited liability company;
SDKC Properties LLC, a Florida limited liability company;
KDP Acquisitions LLC; and
Fidelity National Title Insurance Company, LLC

ALTA/NSPS STANDARD CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, and 11 of Table A thereof. The fieldwork was completed on April 20, 2023. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Note to the client, insurer, and lender - With regard to Table A, item 11, source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

INDIANA TITLE IAC 865, ARTICLE 1, RULE 12 CERTIFICATE

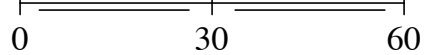
This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the records on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, Joseph R. Herendeen, certify the above statements to be correct to the best of my information, knowledge, and belief. 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.

Joseph R. Herendeen
Indiana Land Surveyor, Reg. No. 20900190
Date: 05/11/2023

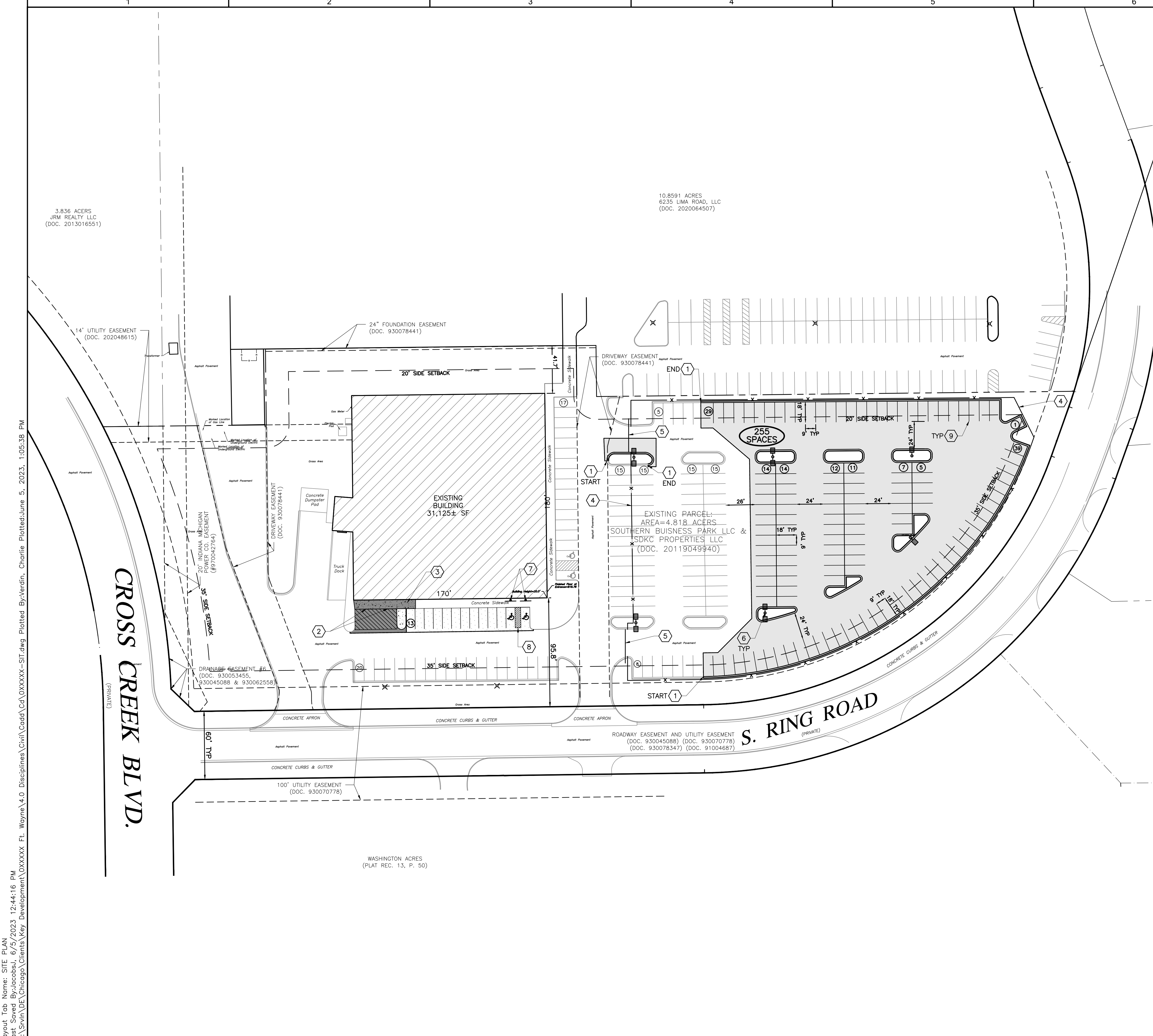


SCALE IN FEET:



ALTA/NSPS Land Title Survey
of
Part of Lots 1, 2, & 3 in Washington Acres, together with part of
Lots 1, 2, 3, & 8 in Kahn's Suburban Addition; also together with
part of the Southwest and Southeast Quarters of Section 15,
Township 31 North, Range 12 East, Allen County, Indiana.

Revisions:	For: Southern Business Park, LLC & SDKC Properties LLC / KDP Acquisitions LLC	Sheet No. 2 of 2
By: Sauer Land Surveying, Inc.	14033 ILLINOIS ROAD, SUITE C FORT WAYNE, IN 46814 TEL: 260/469-3300 / FAX: 260/469-3301	Drawn By: TAN Checked By: JRH
Date: May 11, 2023		Scale: 1" = 30' Survey No. 145-127



LEGEND

- SIGN
- PARKING SPACE COUNT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- MILL & PAVE
- PROPOSED SITE LIGHTING

SITE DATA

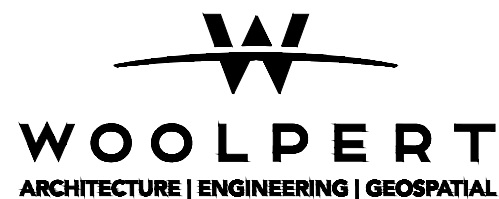
EXISTING ZONE	SC (SHOPPING CENTER)
PROPOSED ZONE	C3 (GENERAL COMMERCIAL)
TOTAL SITE AREA	2.55 ACRES
PROPOSED USE	ELECTRIC CAR SALES
PARKING SPACE SIZE REQUIRED	9' X 18'
PARKING SPACE SIZE PROVIDED	9' X 18' (MIN.)
TYPICAL PARKING AISLE (TWO WAY)	24' WIDE (F/F)
TYPICAL ACCESS AISLE (TWO WAY)	24' WIDE (F/F)
PARKING SPACES REQUIRED	1 SPACE PER 400 SQ. FT.
	31,125 SQ. FT. / 400 SQ. FT. = 78 SPACES
TOTAL SPACES REQUIRED	= 78 SPACES
PARKING SPACES PROVIDED	255 SPACES
OUTSIDE OF FENCED AREA	= 65 SPACES
INSIDE OF FENCED AREA	= 190 SPACES
(INSIDE OF FENCED AREA FOR EMPLOYEES AND VEHICLE STORAGE)	
ADA SPACES PROVIDED	2 SPACES
STANDARD ADA SPACES	2 SPACES
VAN ADA SPACES	2 SPACES
(ADA SPACES CALCULATED ON PARKING PROVIDED OUTSIDE OF FENCED AREA)	

NOTES

- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY SAUER LAND SURVEYING, INC., DATED MAY 11, 2023.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- TRANSITION PROPOSED BARRIER CURB OR CONCRETE CURB AND GUTTER TO EXISTING CURB AND GUTTER IN 2'.

KEYNOTES

- 18" WIDE CONCRETE CURB & GUTTER
- FLUSH CURB
- INTERNAL CURB AND CONCRETE WALK
- 6' HIGH DECORATIVE SECURITY FENCE, TYPICAL
- 6' HIGH DECORATIVE SECURITY SLIDING GATE
- SITE LIGHTING
- ACCESSIBLE SIGNAGE, MOUNTED TO BUILDING
- ADA MAKINGS, LIGHT BLUE AND THERMOPLASTIC ROAD MARKING PAINT
- 4" WHITE STRIPING, TYPICAL



3333 Warrenville Road, Suite 200
Lisle, Illinois 60532
800.414.1045



ISSUANCE SCHEDULE

NUMBER DATE DESCRIPTION

KDP FORT WAYNE IN LLC
ELECTRIC CAR SALES, SERVICE & DELIVERY
PRIMARY DEVELOPMENT PLAN

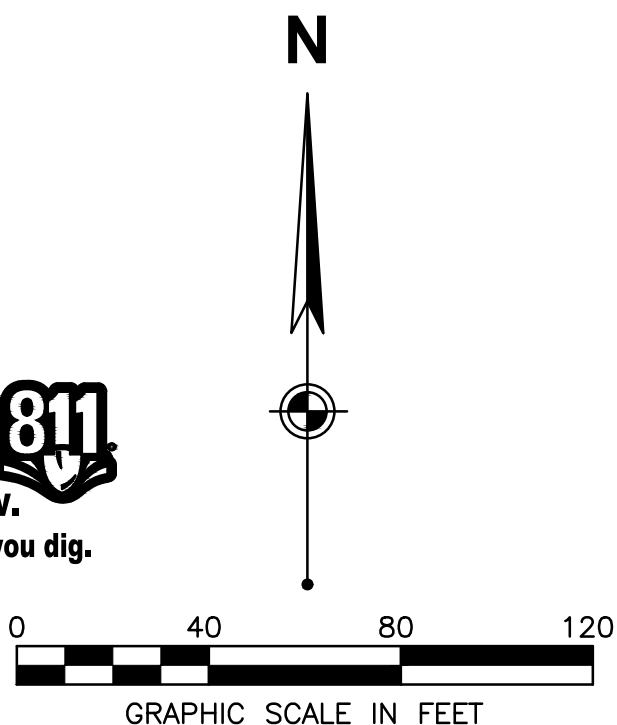
6043 LIMA ROAD
FORT WAYNE, IN 46818

PROJECT NO: 10017742.00
DATE ISSUED: 06/06/2023
DESIGNED BY: BAC
DRAWN BY: CKV
CHECKED BY: JJJ

SHEET NAME:
SITE PLAN

SHEET NO:

C-200



Department of Planning Services

Application for Waiver of Required Design Standards

Project Name _____

Project Address _____

Applicant _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction

Description of Requested Waiver(s) _____

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan? _____

Will granting the waiver request(s) result in a significant impact on contiguous residential properties? _____

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development? _____



Signature of Applicant

Printed Name

Date

Department of Planning Services

Application for Waiver of Required Design Standards

Project Name _____

Project Address _____

Applicant _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

☐ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction

Description of Requested Waiver(s) _____

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan? _____

Will granting the waiver request(s) result in a significant impact on contiguous residential properties? _____

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development? _____



Signature of Applicant

Printed Name

Date

FACT SHEET

Case #REZ-2023-0031		Bill # Z-23-06-33	Project Start: June 2023
APPLICANT:	KDP Fort Wayne IN LLC		
REQUEST:	Rezone from SC/Shopping Center to C3/General Commercial and approve a primary development plan to allow automobile related uses with waivers to increase fence height and location of automobile storage.		
LOCATION:	6043 Lima Road, northeast corner of Cross Creek Blvd and Ring Road (Section 15 of Washington Township)		
PRESENT ZONING:	SC/Shopping Center		
PROPOSED ZONING:	C3/General Commercial		
COUNCIL DISTRICT:	3 – Tom Didier		
SPONSOR:	Fort Wayne Plan Commission		

July 10, 2023 Public Hearing

- No one from the public spoke at the hearing.
- Tom Freistroffer, Ryan Neumeister, and Paul Sauerteig were absent.

July 17, 2023 Business Meeting

Plan Commission Recommendation: DO PASS

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

7-0 MOTION PASSED

- Ryan Neumeister and Patrick Zaharako were absent.

Fact Sheet Prepared by:
Michelle Wood, Senior Land Use Planner
August 8, 2023

PROJECT SUMMARY

- The property consists of a large box commercial building formerly Gander Mountain.

DISCUSSION

The petitioner requests a rezoning from SC/Shopping Center to C3/General Commercial and a primary development plan to allow automobile related uses with waivers to increase fence height and location of automobile storage. The existing SC/Shopping Center does not permit some automobile related uses that the applicant would like to do. Specifically, the C3/General Commercial zoning district permits automobile sales, repair, restoration, and detailing. The applicant has a unique business model in that they store electric vehicles on site, but they do not sell them directly to the consumer onsite. Instead, they sell cars online. The maintenance and repair of the vehicles will be done within the existing building. The applicant did not provide the name of the business or the model of cars they will sell other than stating they will be electric vehicles. The submitted site plan includes an expansion of pavement on the east end of the existing parking lot as well as to the west and north side of the building. The east side expansion will primarily be used for their vehicle storage that will be fenced in.

The applicant is proposing a 6-foot ornamental style fencing, which is a waiver over the permitted 3-foot height allowance. The other waiver is to allow outdoor storage of vehicles in the front yard. The Fort Wayne Zoning ordinance requires outdoor storage to be located behind the primary structure or on the internal side of a corner lot. Typically, cars for sale are considered outdoor display, but since sales are mostly done online the Zoning Ordinance would classify this as vehicle storage.

The development plan does not include landscaping along South Ring Road as it is adjacent to nonresidential districts. If the waivers are approved, staff recommends a P-3 landscaping standard along this roadway. P-3 is for parking areas adjacent to commercial zoning. It requires 1 shade tree every 60 feet with 50% small shrub buffer in at least groups of three. This proposed landscaping would buffer the tall fencing that is so close to Ring Road.

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 Multiple-User Business and Service.
- Adjacent properties are categorized as Regional Commercial.

Overall Land Use Related Action Steps

- Staff found no Action Steps that are directly applicable to the request.

Compatibility Matrix

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

Other Applicable Plans: none

The applicant will need to discuss the rezoning criteria set forth in state code. The applicant submitted the following information related to the criteria:

1. The Comprehensive Plan: *The project will provide service for privately-owned electric vehicles, which aligns with Goal 2 of the Transportation & Mobility section of the Allen County Comprehensive Plan of integrating new transportation technologies into the community by promoting EV use.*
2. Current conditions and the character of current structures and uses in the district: *The current conditions and character of structures in the district are commercial/retail based; the proposed use will maintain this character and use in conformance with adjacent properties.*
3. The most desirable use for which the land in the district is adapted: *The Cross Creek Plaza has been constructed to provide adequate traffic and infrastructure for a development of this size. The existing use and proposed use will substantially match, therefore is very compatible with the existing district.*
4. The conservation of property values throughout the jurisdiction: *The current parcel has been vacant for several years. By renovating the property and bringing electric vehicle and alternative energy users to the site, the redevelopment will stabilize property values.*
5. Responsible development and growth: *The proposed use reuses/redevelops existing vacant buildings, pavements and hardscape, in lieu of demolition and redevelopment on this parcel or developing on new vacant parcels. This reduces disturbance and impacts, while preserving land elsewhere for other uses.*

PUBLIC HEARING SUMMARY:

Presenter: Chris Sotos, representing the applicant, presented the request as outlined above. They represent the world's largest electric car sales and producers. A certain amount of cars will be displayed at the site, but this is not a traditional car sales lot. The front of the building will be upgraded with a new façade and customer lobby and lounge. The service facility will be housed in the back of the building. They are willing to add landscaping, as stated in the staff comments.

Public Comments:

None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

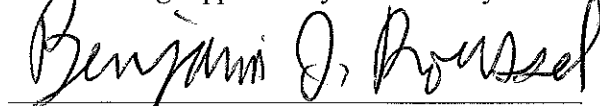
Rezoning Petition REZ-2023-0031

APPLICANT:	KDP Fort Wayne IN LLC
REQUEST:	Rezone from SC/Shopping Center to C3/General Commercial and approve a primary development plan to allow automobile related uses with waivers to increase fence height and location of automobile storage.
LOCATION:	6043 Lima Road, northeast corner of Cross Creek Blvd and Ring Road (Section 15 of Washington Township)
LAND AREA:	4.82 acre
PRESENT ZONING:	SC/Shopping Center
PROPOSED ZONING:	C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2023-0031 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 property is being rezoned to a district that expands permitted uses similar to those in the immediate area. The property is entirely surrounded by commercial districts.
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 applicant is not expanding the structure that previously had an intense retail use. The site is similar in character to that of the surrounding properties and will improve an otherwise vacant building.
3. Approval is consistent with the preservation of property values in the area. The site has historically been used as a retail "big box" development, but has been vacant for years. The surrounding area has already been developed. This proposal will allow reinvestment in the northwest quadrant of Fort Wayne.
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 adjacent commercial zonings to the north, south, east, and west of the parcel.

These findings approved by the Fort Wayne Plan Commission on July 17, 2023.



Benjamin J. Roussel
Executive Director
Secretary to the Commission