#REZ 2024 0005

BILL NO. Z-24-02-13

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. O-26 (Sec. 25 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:

LEGAL DESCRIPTION

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

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

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

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

_____
Council Member

APPROVED AS TO FORM AND LEGALITY:

_____
Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

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

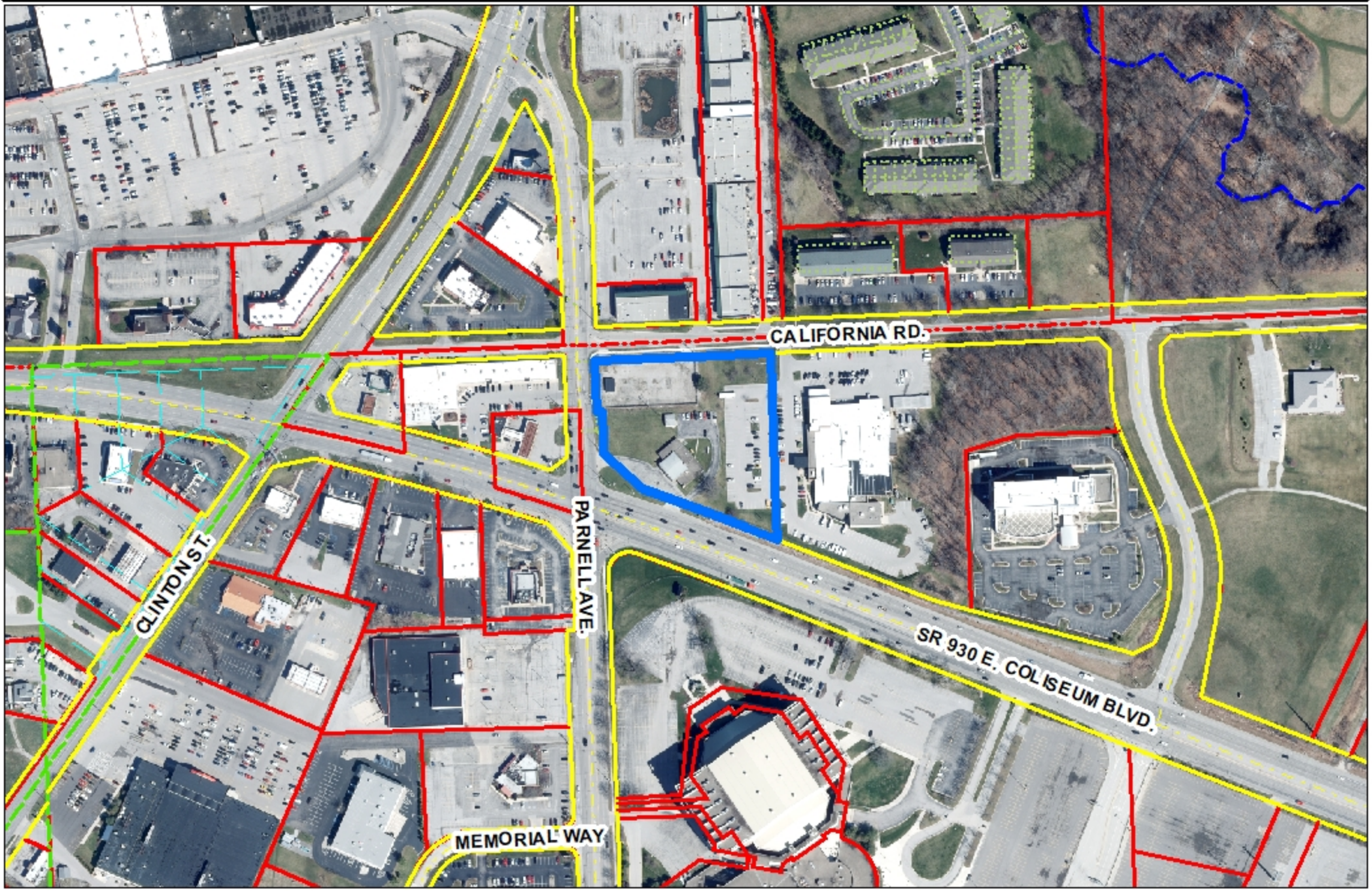
Introduction Date:	February 27, 2024
Plan Commission Public Hearing Date:	March 11, 2024 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance:	To rezone 3.86 acres from R1/Single Family Residential and C1/Professional Office and Personal Services to C3/General Commercial
Location:	1103 E Coliseum Blvd, Northeast corner of Parnell Avenue and E Coliseum Blvd (Section 25 of Washington Township)
Reason for Request:	To permit an automobile washing facility
Applicant:	Drive and Shine, Inc.
Property Owner:	Fort Wayne Board of Public Works

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

Effect of Passage:	Property will be rezoned to the C3/General Commercial zoning district, which will allow for an automobile washing facility.
Effect of Non-Passage:	The property will remain zoned R1/Single Family Residential and C1/Professional Office and Personal Services, which does not permit an automobile washing facility. The site will continue with existing uses, and may be redeveloped with both single family residential and professional office and personal services.

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



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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
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© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photo and Contours: Spring 2009
Date: 2/14/2024

0 250 500 Feet

N

1 inch = 300 feet

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

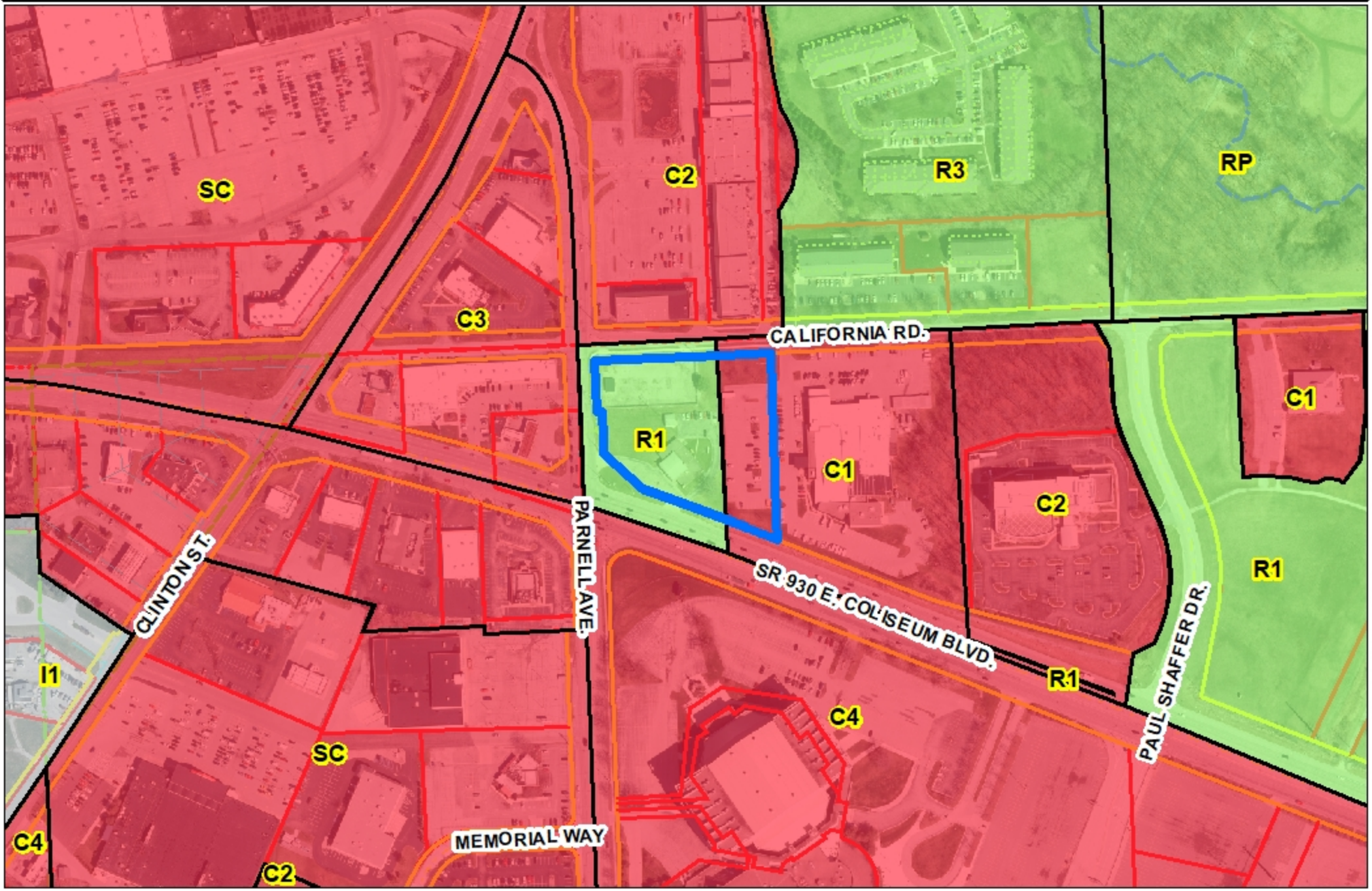

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Photo and Contours: Spring 2009
Date: 2/14/2024

0 250 500 Feet

N

1 inch = 300 feet

Department of Planning Services
Rezoning Petition Application

Applicant

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

Property Ownership

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

Contact Person

Contact Person Susan E. Trent, Rothberg Law Firm
Address 505 East Washington Boulevard
City Fort Wayne State IN Zip 46802
Telephone 260-422-9454 E-mail strent@rothberg.com

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

Request

☐ Allen County Planning Jurisdiction ☑ City of Fort Wayne Planning Jurisdiction
Address of the property 1103 Coliseum Blvd Township and Section Washington 25
Present Zoning R1/C1 Proposed Zoning C-3 Acreage to be rezoned 3.68
Purpose of rezoning (attach additional page if necessary)
Automobile Washing, Facility/Automobile Maintenance (Quick Service)/Detailing

Sewer provider Fort Wayne Water provider Fort Wayne

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ☑ Filing fee $1000.00
- ☑ Surveys showing area to be rezoned
- ☑ Legal Description of parcel to be rezoned
- ☑ Rezoning Criteria (see attached checklist)

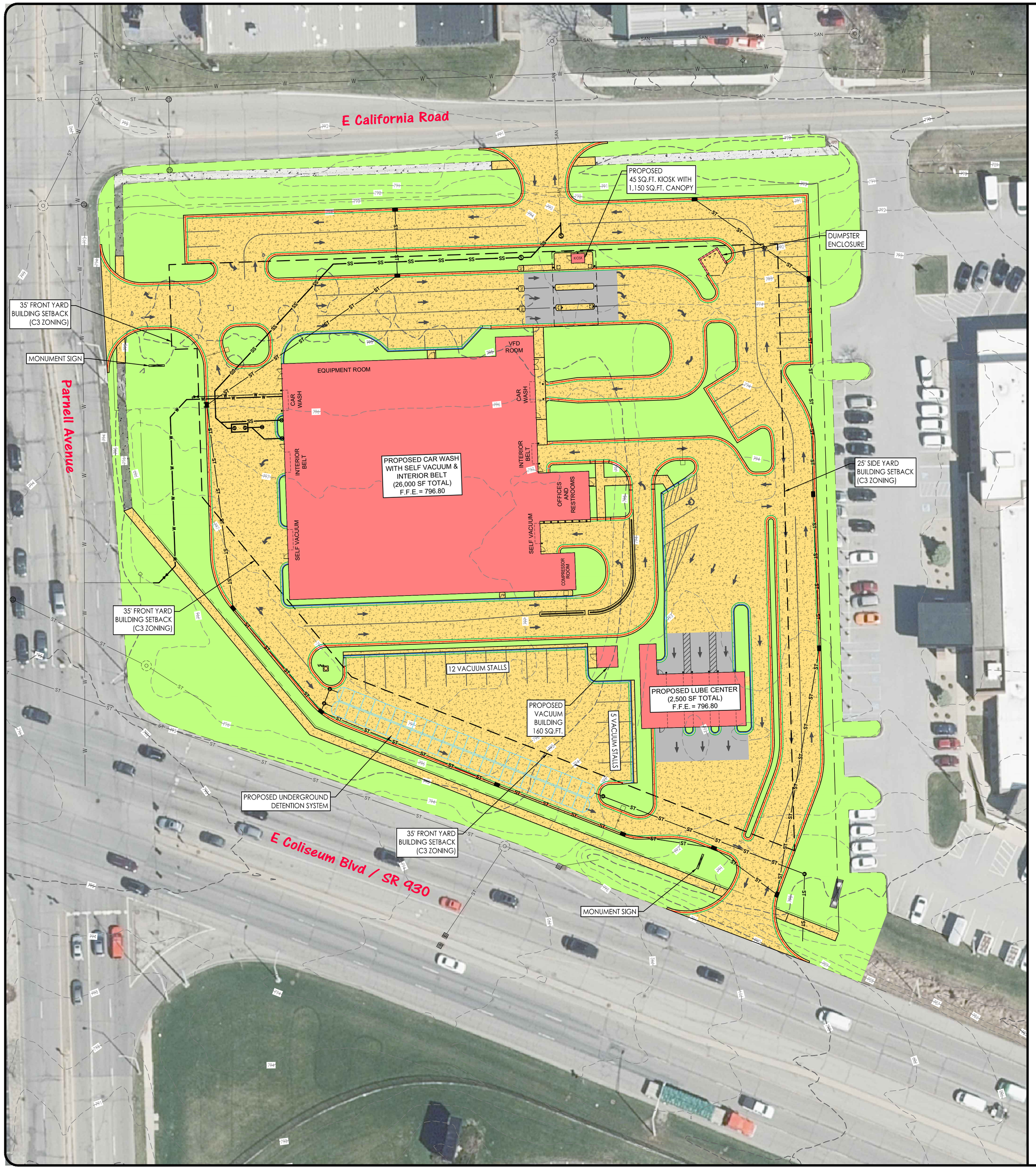
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures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

Drive & Shine, Inc. — (signature of applicant) — 2-5-24
(printed name of applicant) (date)

Fort Wayne Board of Public Works — (signature of property owner) — 2/5/24
(printed name of property owner) (date)

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

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



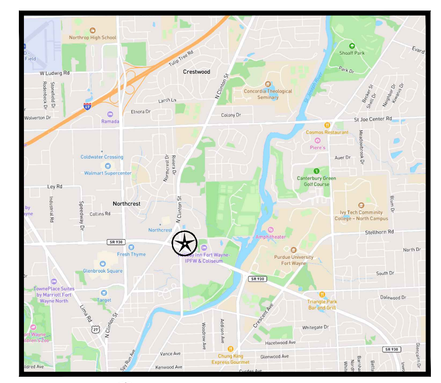
ALLEN COUNTY SOIL SURVEY MAP

NOT TO SCALE

⊛ = PROJECT SITE

FLOOD INSURANCE RATE MAP (FIRM)

NOT TO SCALE AUGUST 3, 2009 / MAP# 18003C0282G, 18003C0305G



⊛ = PROJECT SITE

PROJECT SITE VICINITY MAP

NOT TO SCALE

30 15 0 30

Scale 1 in. = 30 ft.

PROPOSED FEATURES LEGEND

= CONCRETE SIDEWALK / PAVEMENT

= CONCRETE PAVEMENT SECTION (DYED DOUBLE BLACK PIGMENT WITH #4 FIBER REBAR @ 1' ON CENTER)

= BUILDING FOOTPRINT

= GRASS

EXISTING PROPERTY / RIGHT-OF-WAY LINE

BUILDING SETBACK LINE

ST — ST STORM PIPE

SS — SS SANITARY PIPE

W — W WATER PIPE

STORM / SANITARY CLEANOUT

STORM CATCH BASIN / INLETS

(D) DRAINAGE / (S) SANITARY STRUCTURE

WATER VALVE / FIRE HYDRANT

FLAG POLE

PROJECT SUMMARY

PARCEL ADDRESS:	1103 E. COLISEUM BLVD, FORT WAYNE, IN 46805
TOWNSHIP NAME:	WASHINGTON
TOWNSHIP SECTION:	25
ESTIMATED CONSTRUCTION START DATE:	JUNE 2024
ESTIMATED CONSTRUCTION END DATE:	JUNE 2025
CURRENT ZONING CLASSIFICATION:	R1 - SINGLE FAMILY RESIDENTIAL C1 - PROFESSIONAL OFFICE AND PERSONAL SERVICES
PROPOSED ZONING CLASSIFICATION:	C3 - GENERAL COMMERCIAL
CURRENT USE:	MUNICIPAL EMERGENCY SERVICES / OFFICE
PROPOSED USE:	AUTOMOBILE WASHING FACILITY / AUTOMOBILE MAINTENANCE (QUICK LUBE SERVICE)
TOTAL LOT ACREAGE:	3.32 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	2.54 ACRES
TOTAL LOT COVERAGE:	(2.54 Ac. / 3.32 Ac.)*100 = 76.5% LOT COVERAGE
TOTAL BUILDING FOOTPRINT:	28,705 SQ.FT.
TOTAL BUILDING HEIGHT ALLOWED:	40 FEET MAXIMUM
TOTAL BUILDING HEIGHT:	29.5 FEET
PARKING REQUIREMENTS:	1 SPACE PER EMPLOYEE AT LARGEST SHIFT 12 EMPLOYEES / 1 = 12 PARKING SPACES
PARKING PROVIDED :	TOTAL PARKING PROVIDED = 22 SPACES VACUUM STALLS PROVIDED = 17 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:	COLISEUM BLVD ROADSIDE DITCH (CITY OF FORT WAYNE)
AIRPORT OVERLAY DISTRICT:	SMITH FIELD - AREA 3

DEREK J. SIMON REGISTERED NO. PE11500716 STATE OF INDIANA PROFESSIONAL ENGINEER

Derek J. Simon, PE

The concepts, ideas, designs, plans, details, etc. shown on this document are the property of MLS Engineering, LLC., and were created for use on this specific project. None of the concepts, ideas, designs, plans, details, etc. shall be used by any person, firm, or corporation for any purpose without the expressed written consent of MLS Engineering, LLC. The owner shall be permitted to retain copies for information and reference in connection with this project.

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221 Tower Drive
Marion, IN 46772
Phone: (260) 692-6166
www.mlswebsite.us
Fort Wayne Office
10060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571

PREPARED FOR:

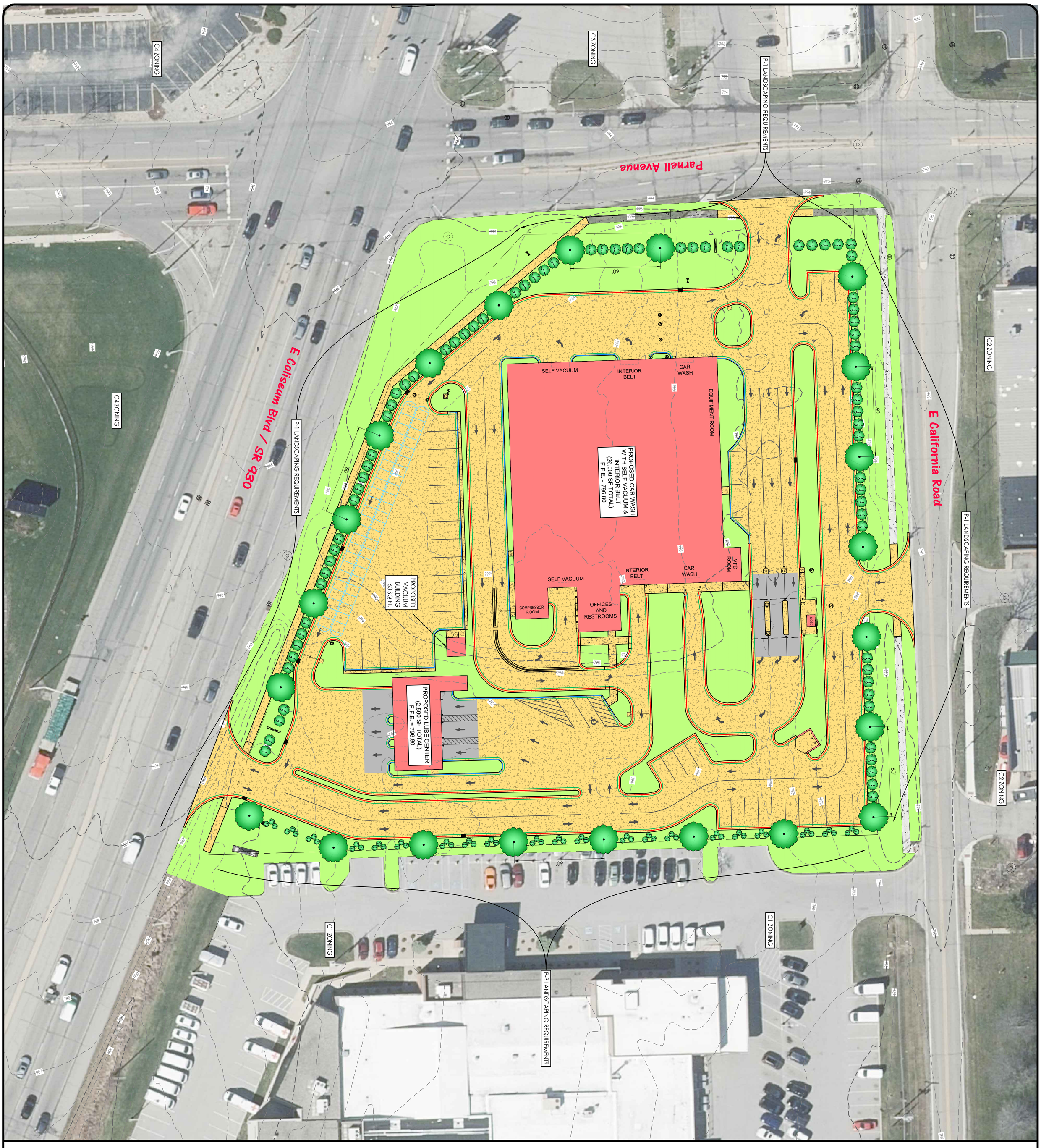
Drive & Shine, Inc.
16915 Cleveland Rd
Granger, IN 46530
(574) 277-8877

REVISIONS:

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

Date: 2024-01-30
Design By: CAW
Checked By: DJS
Project No.: 24017252

Sheet Number
PDP-1



Drive & Shine, Inc.

Car Wash, Oil Change, and Auto Detailing Facility (H28)

1103 E. Coliseum Blvd, Fort Wayne, IN 46805

Site Development Plans

Landscape Plan

Date: 2024-01-30
Design By: CAW
Checked By: DJS
Project No.: 24017252

Sheet Number
PDP-2

REVISIONS:

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

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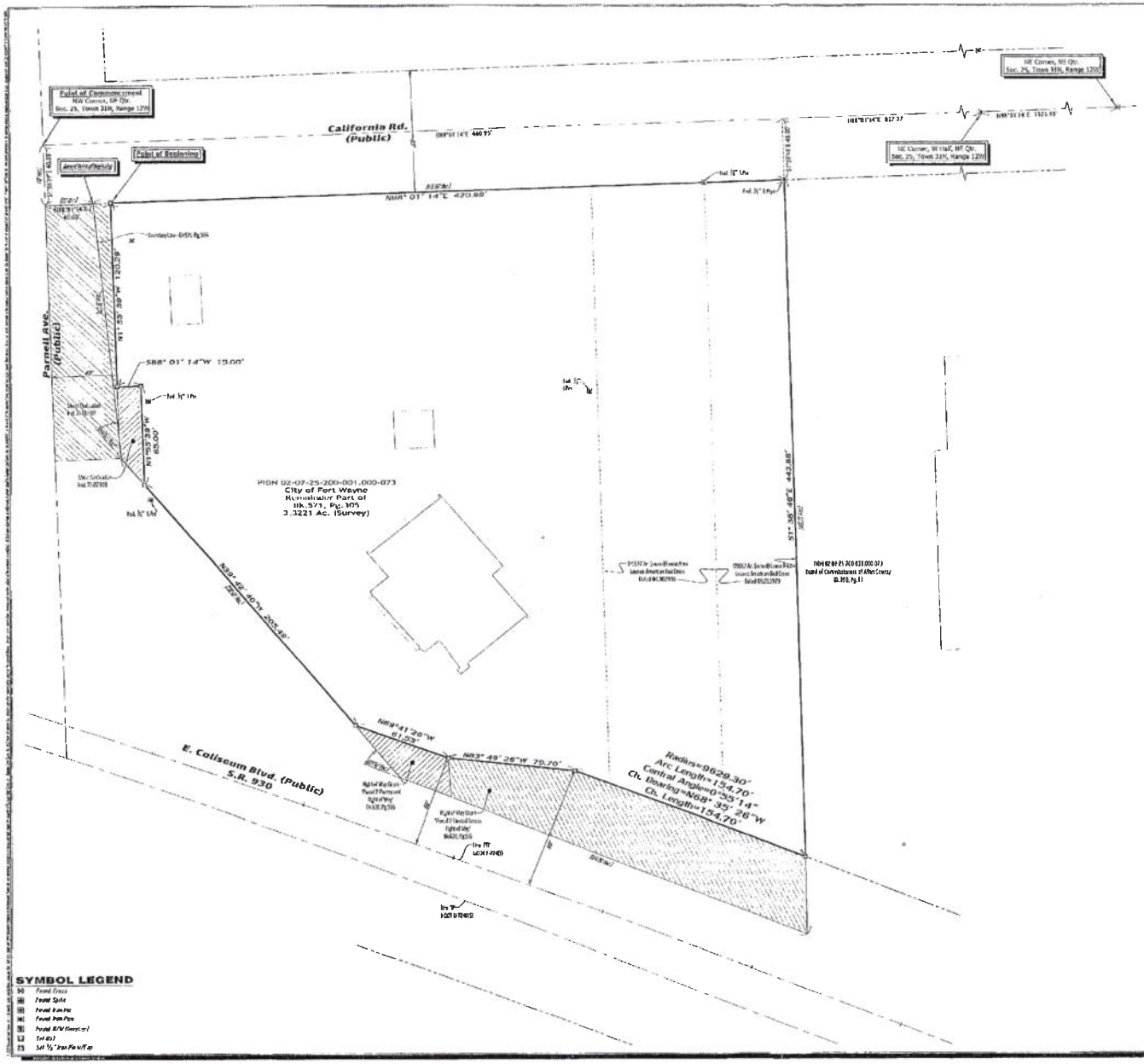
Derek J. Simon, PE

DEREK J. SIMON
REGISTERED
NO. PE11500716
STATE OF INDIANA
PROFESSIONAL ENGINEER



SYMBOL LEGEND

- Found Cross
- Found Spike
- Found Iron Pin
- Found Iron Pipe
- Found 5/8" (Unless Noted)
- Set Nail
- Set 5/8" Iron Pin w/Cap

SURVEYOR'S REPORT

[illegible]

RECORDED LEGAL DESCRIPTION

DK.571, Pg.305

Commencing at the northwest corner of the northwest one-quarter (1) of Section 25, Township 31 North, Range 12 east; thence south along the west line of said one-quarter (1) Section 25 a distance of fur (4oo) thence east and parallel to the north line of said one-quarter (1) Section 25 a distance of 25 feet; said point being the southwest corner of the California Road and Parnell Avenue the point of beginning; thence east along the south right of way line of the California Road a distance of 436.08 feet; thence south and parallel to the west line of said one-quarter (1) at section 25 a distance of 197.73 feet to a point in the north right of way line of U. S. Highway No. 30 west; thence in a northwesterly direction along the north right of way line of U. S. Highway No. 30 west; a distance of 209.26 feet; thence by a deflection angle of 25 degrees, 10 minutes to the right along the westerly line of Parnell Avenue a distance of 282.85 feet; thence by a deflection angle of 33 degrees 50 minutes to the right along the east line of Parnell Avenue a distance of 107.96 feet to the point of beginning, said point being the southeast corner of California Road and Parnell Avenue, containing 3.60 acres.

SURVEYOR'S LEGAL DESCRIPTION

WRITTEN TO REFLECT THE CURRENT CONFIGURATION OF THE PROPERTY

Located in the northeast quarter of Section 25, Town 31 N, Range 12 N, in the City of Fort Wayne, Allen County, Indiana, and being the remainder part of the lands conveyed to the City of Fort Wayne as recorded in DK.571, Pg. 305 after a Street Dedication as recorded in Inst. 71-01382, and a Street Dedication as recorded in Inst. 73-22903 and DK.571, Pg. 305 and Deed Book 611, Pg. 516 and being more particularly described as follows:

Commencing from the northeast corner of the northwest quarter of said Section 25, thence along the west line of the north west quarter of said Section 25, South 1°59'58" East for a distance of 1400.00 feet to a point;

Thence leaving the west line of the northwest quarter of said section 25, North 88°01'14" East for a distance of 436.08 feet to a point on the southeast corner of the intersection of Parnell Avenue and California Road and the POINT OF BEGINNING;

Thence, North 88°01'14" East, along the south right of way line of California Road, North 88°01'14" East for a distance of 436.08 feet to a point on the intersection of the south right of way line of California Road and the west line of the said City of Fort Wayne lands and the northeast corner of the lands conveyed to the Board of Commissioners of Allen County in DL.310, Pg.11;

Thence, leaving the south right of way line of California Road and along the east line of said City of Fort Wayne lands and the west line of the said Board of Commissioners of Allen County lands, South 1°58'46" East for a distance of 443.88 feet to a 5/8" iron pin with cap set in the northerly right of way line of E. Coliseum Blvd;

Thence, continuing along the northerly right of way line of E. Coliseum Blvd, North 89°49'26" West for a distance of 79.70 feet to a 5/8" iron pin set with cap set in the northerly right of way line of E. Coliseum Blvd;

Thence, continuing along the northerly right of way line of E. Coliseum Blvd, North 89°41'26" West for a distance of 61.29 feet to a 5/8" iron pin with cap set in the northerly right of way line of E. Coliseum Blvd;

Thence, continuing along the northerly right of way line of E. Coliseum Blvd, South 89°49'40" West for a distance of 205.49 feet to a 5/8" iron pin with cap set, at the northeast corner of the intersection of E. Coliseum Blvd, and Parnell Avenue;

Thence, along the easterly right of way line of Parnell Avenue, North 1°58'46" West for a distance of 65.00 feet to a 5/8" iron pin with cap set in the easterly right of way line of Parnell Avenue;

Thence (continue) along the easterly right of way line of Parnell Avenue, South 88°01'14" West for a distance of 15.00 feet to a nail set in the easterly right of way line of Parnell Avenue;

Thence, northerly, along the easterly right of way line of Parnell Avenue, North 1°59'58" East for a distance of 120.00 feet to the POINT OF BEGINNING.

Containing 3.3221 Acres more or less. Subject to all existing easements and rights of way.

2023000246
RECORDED: 01/04/2023 10:06:33 AM
NICOLE KEESLING
ALLEN COUNTY RECORDER
FORT WAYNE, IN

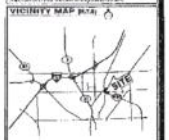
BAUMANN LAND SURVEY, INC.
P.O. BOX 14014, CINCINNATI, OHIO 45250
513.860.3999 WWW.BAUMANNLSI.COM

WARNING

[illegible]

811 Know what's below. Call before you dig.

VICINITY MAP (N.T.S.)



SEAL

JASON A. MILLER
REGISTERED
STATE OF INDIANA
LAND SURVEYOR

INDIANA CERTIFICATION

I hereby certify that this map is correct and that it shows all survey data required by the laws of the State of Indiana and the rules and regulations of the Indiana Board of Registration for Land Surveyors.

[illegible] 1.4.2023
Jason A. Miller, PS Date
Indiana Licensed # LS20100158

I certify that I have read the Surveyor's Report and that it is true and correct to the best of my knowledge and belief.

[illegible] 1.4.2023
Jason A. Miller, PS Date
Indiana Licensed # LS20100158

This survey was personally done by me.

RETRACEMENT ~SURVEY~

OF THE LANDS OF
CITY OF FORT WAYNE
AT THE INTERSECTION OF
E. COLISEUM BLVD AND PARNELL AVE.

Part of the NE Qtr., Section 25, Town 31N, Range 12E
City of Fort Wayne, Allen County, Indiana

CLIENT: Riverstone Single Family Properties, LLC
DATE OF LAST FIELD WORK: 1.04.2023

SCALE: 1"=30'
NORTH
Assumed Value
In the Indiana State Plane Coordinate System

DRAWING: 7459
PROJECT: 22728
DATE: 1.04.2023
REVISION:
SHEET: 1

Legal Description

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

Attachment to Rezoning Petition Application

(1) The Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

FACT SHEET

Case #REZ-2024-0005 Bill # Z-24-02-13 Project Start: February 2024

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

March 11, 2024 Public Hearing

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

March 18, 2024 Business Meeting
Plan Commission Recommendation: DO PASS
A motion was made by Ryan Neumeister and seconded by Karen Richards to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
9-0 MOTION PASSED

- All members were present.

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

PROJECT SUMMARY

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

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

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
  LUD1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
  LUD Policy 7 – Encourage compatible adaptive reuse of vacant, obsolete, or underutilized nonresidential buildings.

Generalized Future Land Use Map

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

Overall Land Use Related Action Steps

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

Compatibility Matrix

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

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:
Presenter: Susan Trent, representing the applicant, presented the request as outlined above.

Public Comments:
None

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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

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

The Plan Commission recommends that Rezoning Petition REZ-2024-0005 be returned to Council, with a "Do Pass" recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The C3/General Commercial zoning will provide the opportunity to redevelop the site while providing additional commercial options along Coliseum Boulevard. The Comprehensive Plan categorizes this property as Regional Commercial.

2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The property is adjacent to C3/General Commercial zoning to the west. The existing building was previously used for a 911 call center that is now located at a better location. The proposal would construct a new automobile washing facility as well as a quick service lube station. Coliseum is considered one of the busiest thoroughfares within Fort Wayne.

3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the area and is adjacent to C3/General Commercial property. The new zoning gives the property owner the ability to invest in the property similar to the property on the southwest corner of Parnell and Coliseum.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site. The rezoning is consistent with existing C3/General Commercial zoning directly to the west.

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

Benjamin J. Roussel

Benjamin J. Roussel
Executive Director
Secretary to the Commission

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

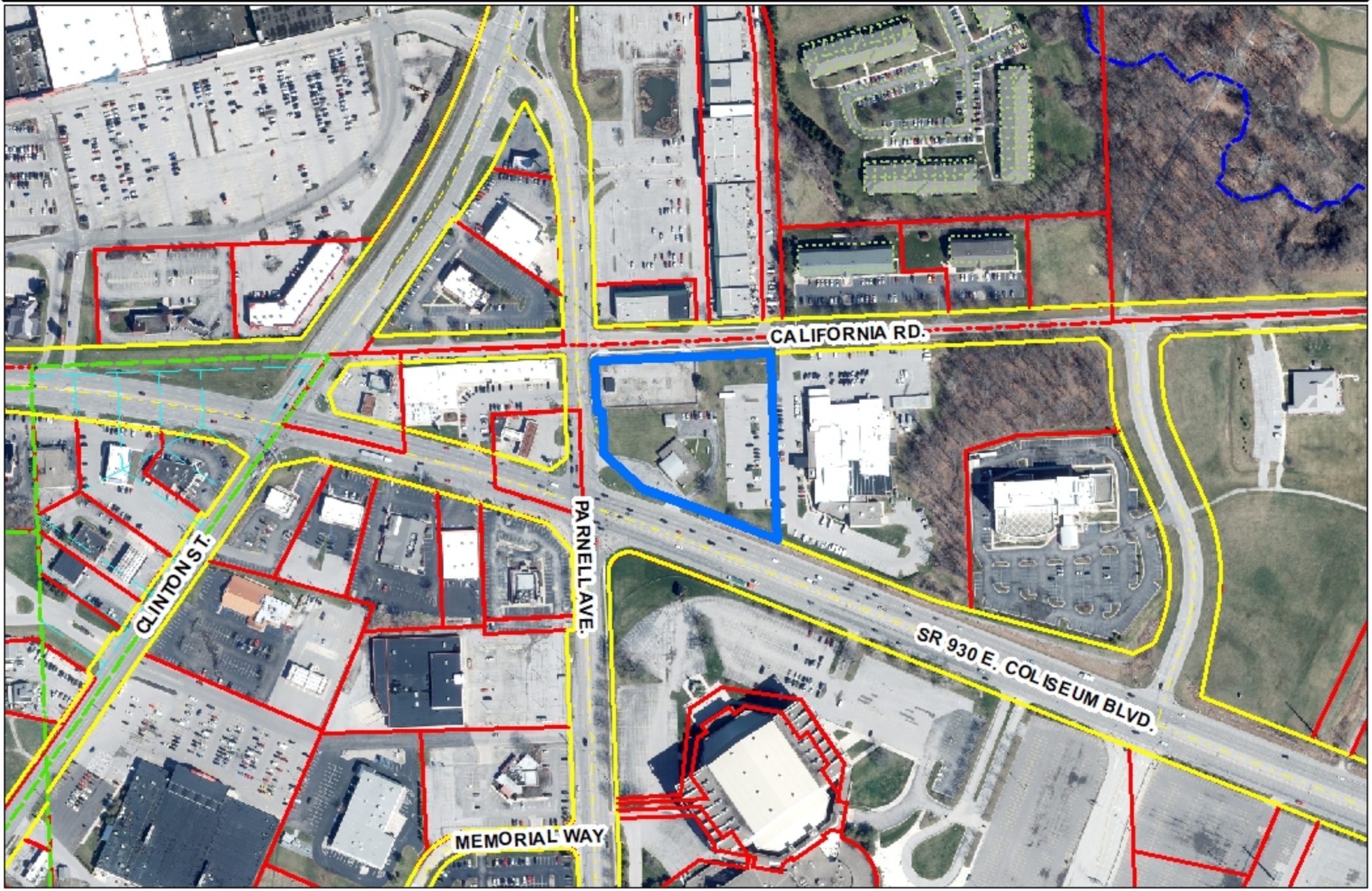


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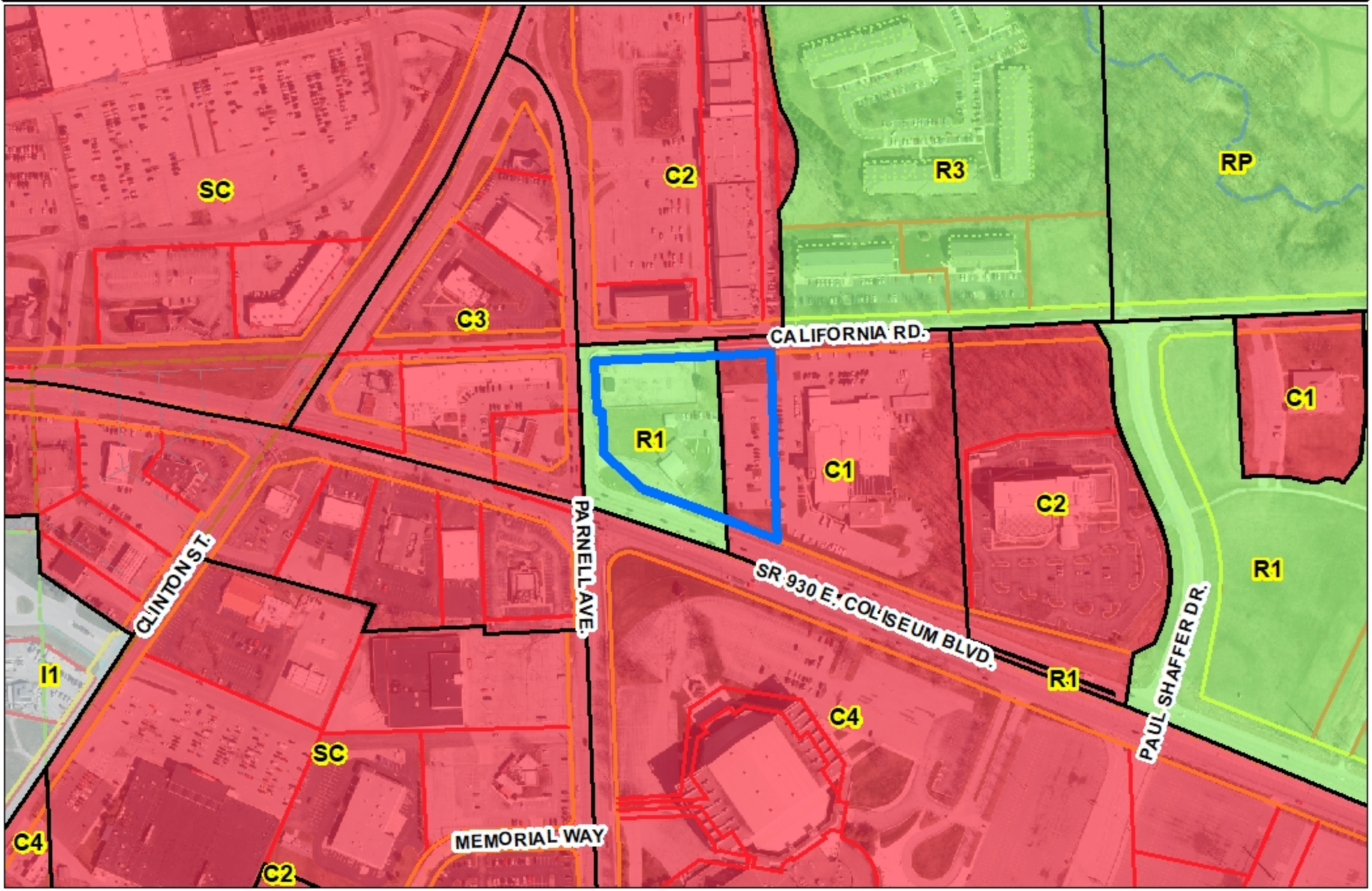
Photo and Contours: Spring 2009
Date: 2/14/2024

0 250 500 Feet

N

1 inch = 300 feet

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



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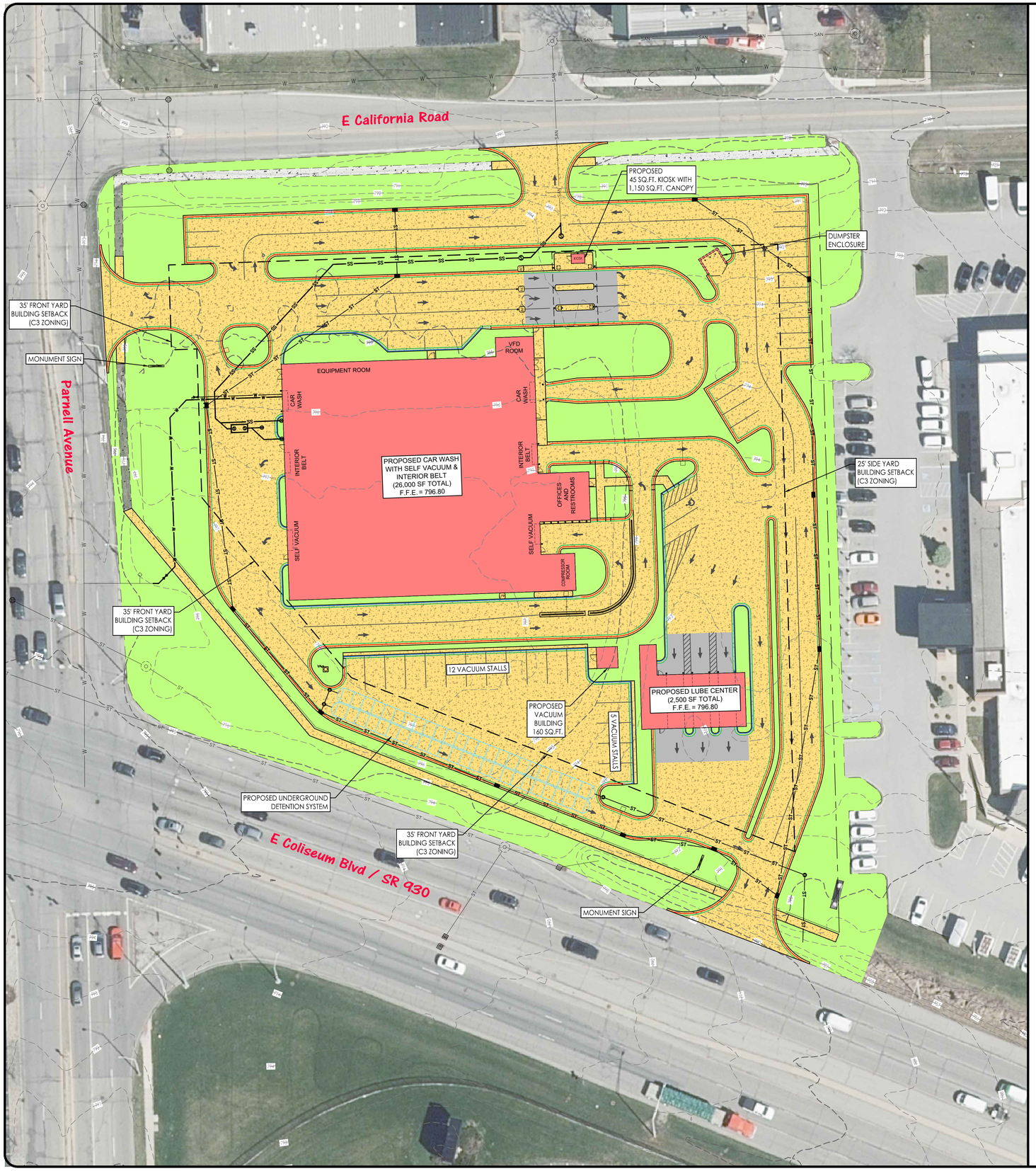


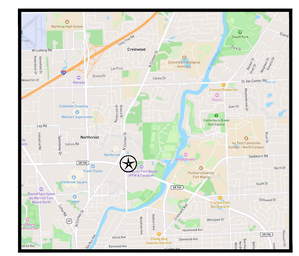
ALLEN COUNTY SOIL SURVEY MAP

NOT TO SCALE

⊛ = PROJECT SITE

FLOOD INSURANCE RATE MAP (FIRM)

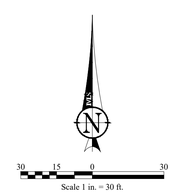
NOT TO SCALE AUGUST 3, 2009 / MAP# 18003C0282G, 18003C0305G



⊛ = PROJECT SITE

PROJECT SITE VICINITY MAP

NOT TO SCALE



PROPOSED FEATURES LEGEND

- = CONCRETE SIDEWALK / PAVEMENT
- = CONCRETE PAVEMENT SECTION (DYED DOUBLE BLACK PIGMENT WITH #4 FIBER REBAR @ 1' ON CENTER)
- = BUILDING FOOTPRINT
- = GRASS
- EXISTING PROPERTY / RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ST — ST STORM PIPE
- SS — SS SANITARY PIPE
- W — W WATER PIPE
- STORM / SANITARY CLEANOUT
- STORM CATCH BASIN / INLETS
- (D) DRAINAGE / (S) SANITARY STRUCTURE
- WATER VALVE / FIRE HYDRANT
- FLAG POLE

PROJECT SUMMARY

PARCEL ADDRESS:	1103 E. COLISEUM BLVD, FORT WAYNE, IN 46805
TOWNSHIP NAME:	WASHINGTON
TOWNSHIP SECTION:	25
ESTIMATED CONSTRUCTION START DATE:	JUNE 2024
ESTIMATED CONSTRUCTION END DATE:	JUNE 2025
CURRENT ZONING CLASSIFICATION:	R1 - SINGLE FAMILY RESIDENTIAL C1 - PROFESSIONAL OFFICE AND PERSONAL SERVICES
PROPOSED ZONING CLASSIFICATION:	C3 - GENERAL COMMERCIAL
CURRENT USE:	MUNICIPAL EMERGENCY SERVICES / OFFICE
PROPOSED USE:	AUTOMOBILE WASHING FACILITY / AUTOMOBILE MAINTENANCE (QUICK LUBE SERVICE)
TOTAL LOT ACREAGE:	3.32 ACRES
TOTAL LOT IMPERVIOUS SURFACE:	2.54 ACRES
TOTAL LOT COVERAGE:	(2.54 Ac. / 3.32 Ac.)*100 = 76.5% LOT COVERAGE
TOTAL BUILDING FOOTPRINT:	28,705 SQ.FT.
TOTAL BUILDING HEIGHT ALLOWED:	40 FEET MAXIMUM
TOTAL BUILDING HEIGHT:	29.5 FEET
PARKING REQUIREMENTS:	1 SPACE PER EMPLOYEE AT LARGEST SHIFT 12 EMPLOYEES / 1 = 12 PARKING SPACES
PARKING PROVIDED :	TOTAL PARKING PROVIDED = 22 SPACES VACUUM STALLS PROVIDED = 17 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:	COLISEUM BLVD ROADSIDE DITCH (CITY OF FORT WAYNE)
AIRPORT OVERLAY DISTRICT:	SMITH FIELD - AREA 3

DEREK J. SIMON
REGISTERED
NO. PE11500716
STATE OF INDIANA
PROFESSIONAL ENGINEER

Derek J. Simon, PE

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Marion, IN 46772
Phone: (260) 692-6166
Fort Wayne Office
10060 Bent Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 489-8571
www.mlswebsite.us

PREPARED FOR:

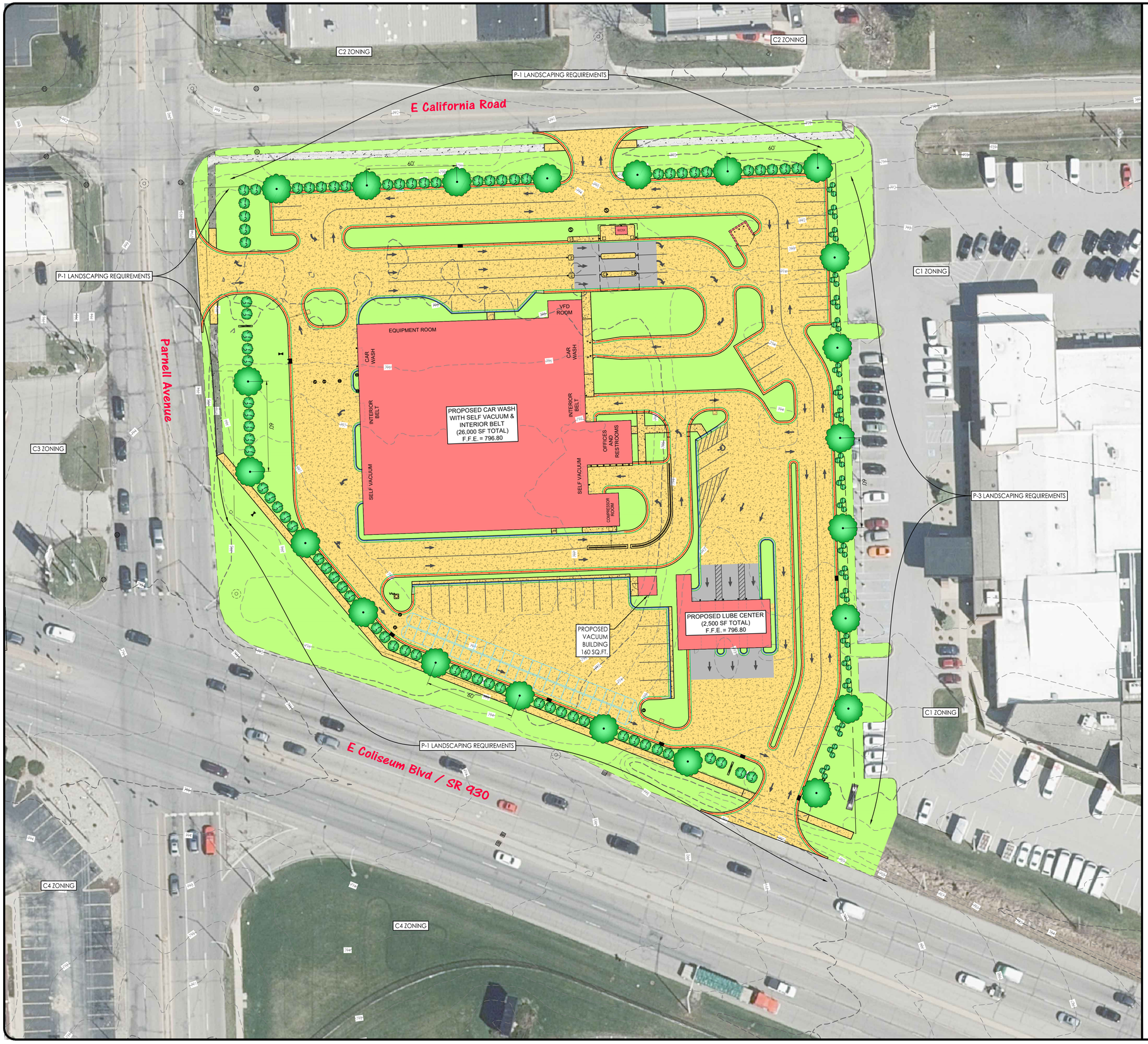
Drive & Shine, Inc.
16915 Cleveland Rd
Granger, IN 46530
(574) 277-8877

REVISIONS:

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

Date: 2024-01-30
Design By: CAW
Checked By: DJS
Project No.: 24017252

Sheet Number
PDP-1



PROPOSED FEATURES LEGEND

= BUILDING FOOTPRINT

= CONCRETE SIDEWALK / PAVEMENT

= GRASS

= SHADE TREE

= SMALL SHRUB

= SMALL SHRUB GROUP OF 3

N

20 10 0 20

Scale 1 in. = 20 ft.

DEREK J. SIMON REGISTERED NO. PE11500716 STATE OF INDIANA PROFESSIONAL ENGINEER

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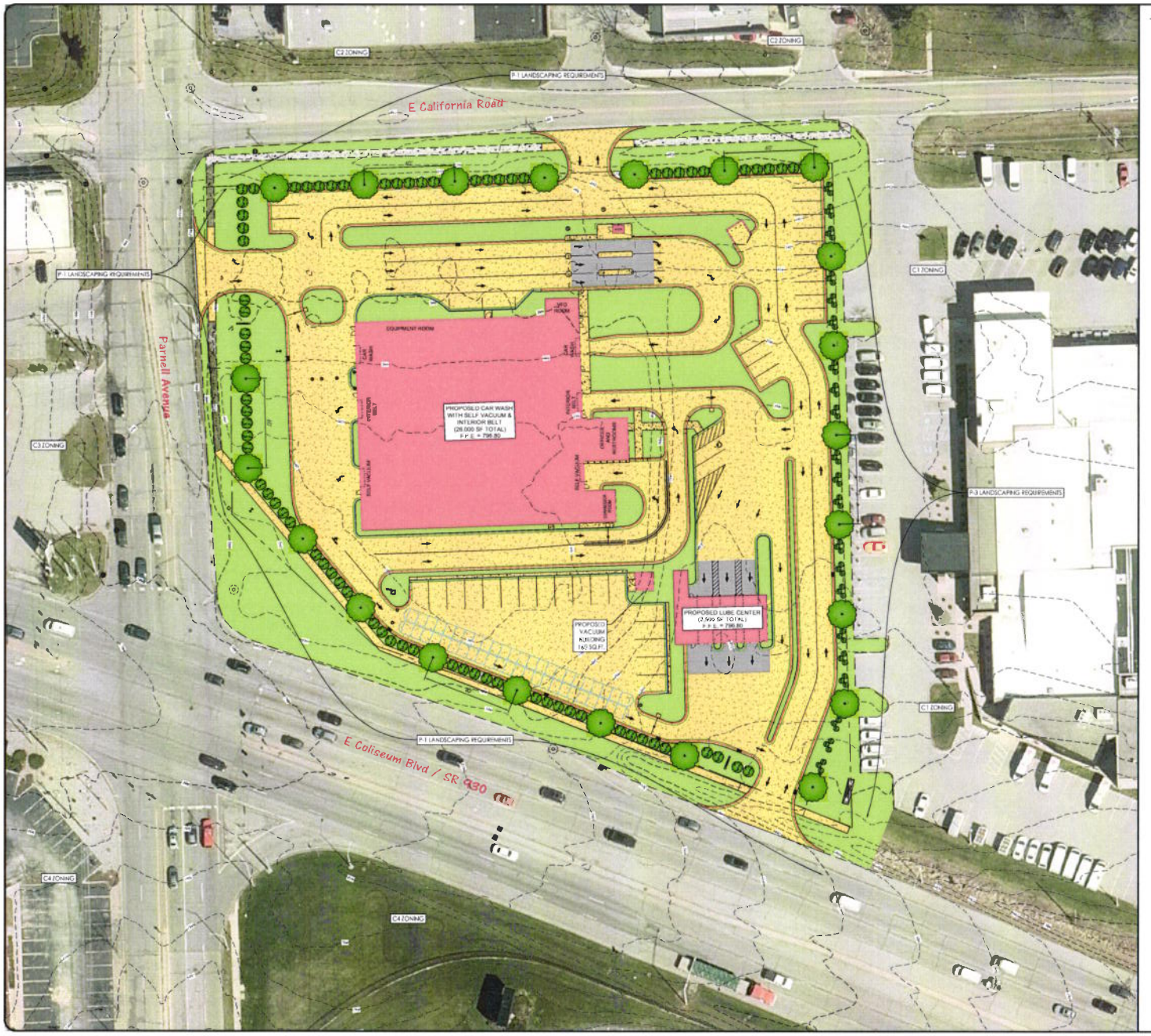
PDP-2



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- = SMALL SHRUB (GROUP OF 3)

N

Scale 1 in. = 20 ft

DEREK J. SIMON
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STATE OF INDIANA
PROFESSIONAL ENGINEER

Derek J. Simon, PE

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