

#REZ 2024 0041

BILL NO. Z-24-10-10

ZONING MAP ORDINANCE NO. Z-_____

**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:

**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.**

and the symbols of the City of Fort Wayne Zoning Map No. F-02 (Sec. 8 of Wayne
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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2 SECTION 3. That this Ordinance shall be in full force and effect from and after its
3 passage and approval by the Mayor.
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7 _____
8 Council Member

9 APPROVED AS TO FORM AND LEGALITY:
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11 _____
12 Malak Heiny, City Attorney
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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2024-0041
Bill Number: Z-24-10-10
Council District: 4 – Dr. Scott Myers

Introduction Date: October 22, 2024

Plan Commission
Public Hearing Date: November 4, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 2.67 acres from R1/Single Family Residential to C3/General Commercial

Location: 1336 Reckeweg Rd (Section 8 of Wayne Township)

Reason for Request: To permit a parking lot expansion

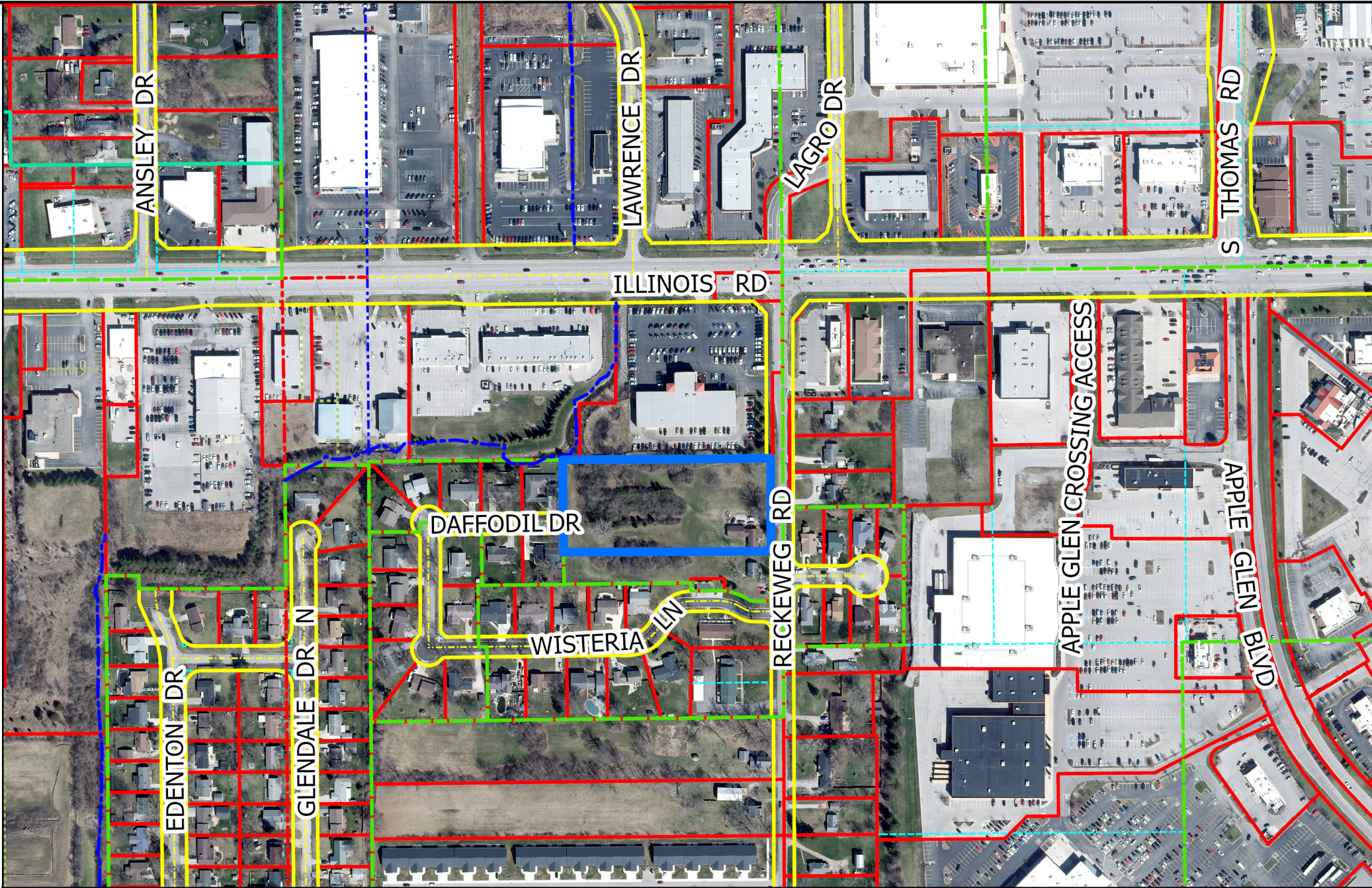
Applicant: Preferred Auto Group

Property Owner: Lenacco Investments LLC

Related Petitions: Primary Development Plan – Preferred Auto Expansion

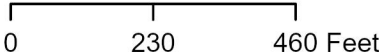
Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which will allow for a parking lot expansion of an automobile sales facility.

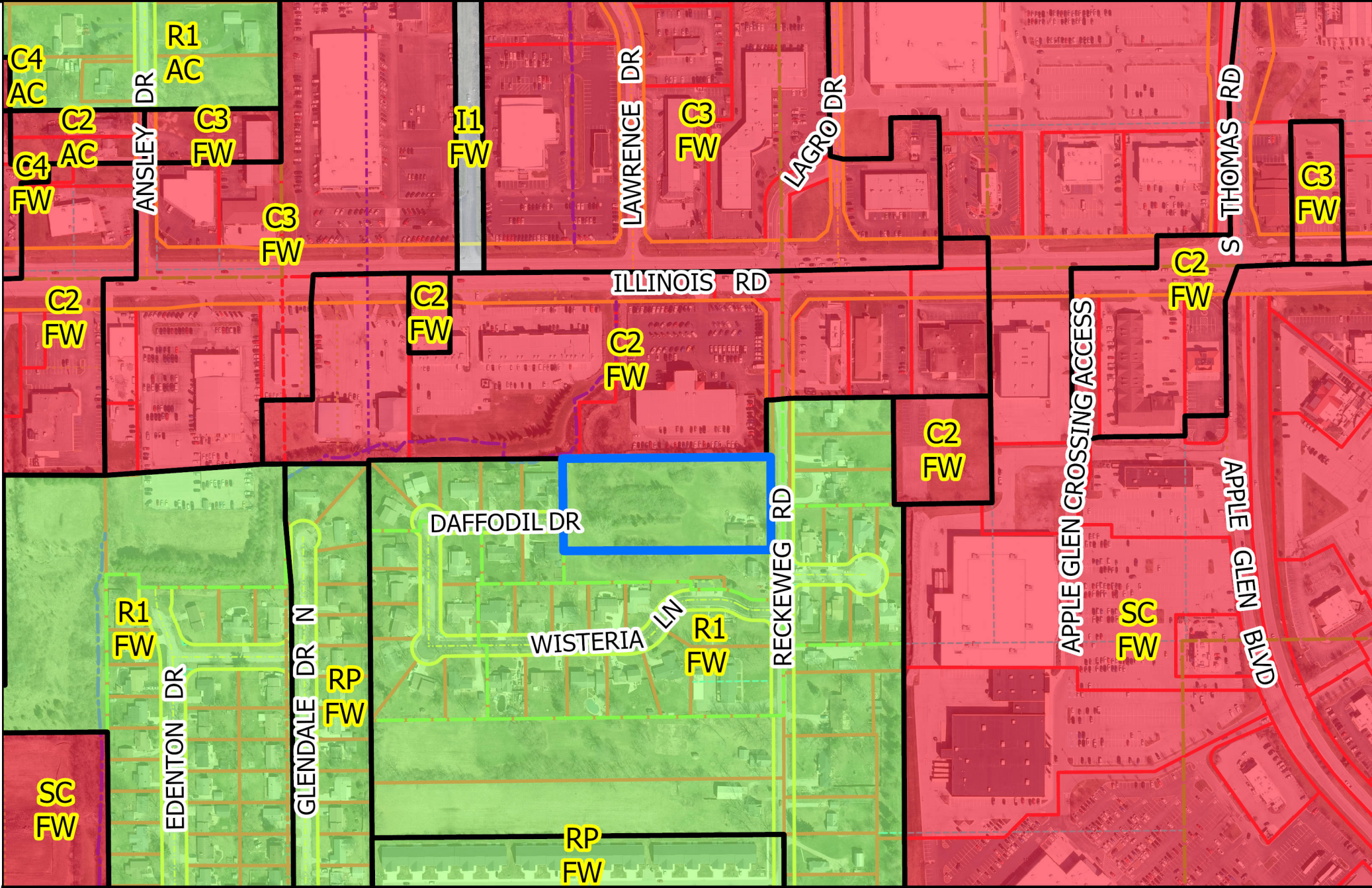
Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which does not permit a parking lot expansion of an automobile sales facility. The site will continue with existing uses, and may be redeveloped with single-family residential dwellings and uses.



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: 10/11/2024





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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 10/11/2024



2024032407

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**:

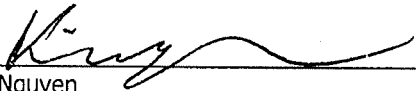
A PARCEL OF LAND LOCATED IN LAGRO RESERVE, SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 24th 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 24th 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 24th day of June, 2024.

My commission expires:

1/3/2030

Signature

Printed

Residing in

[Signature]

Stuart Eddy

Allen

, Notary Public

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 Lima 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 Jake Leonard (Preferred Auto Group)
Address 5005 Illinois Rd
City Fort Wayne State IN Zip 46804
Telephone 260-450-1080 E-mail jake@fwpag.com

Property
Ownership

Property Owner LENACCO INVESTMENTS LLC
Address 9134 Lima Rd
City Fort Wayne State IN Zip 46804
Telephone 260-450-1080 E-mail jake@fwpag.com

Contact
Person

Contact Person Derek Simon, PE (MLS Engineering, LLC)
Address 10060 Bent Creek Blvd
City Fort Wayne State IN Zip 46825
Telephone 260-489-8571 x2 E-mail derek@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 1336 Reckeweg Rd, Fort Wayne, IN 46804 Township and Section Wayne / Sec. 8
Present Zoning R1 Proposed Zoning C3 Acreage to be rezoned 2.67
Purpose of rezoning (attach additional page if necessary) _____
Rezone R1 property to C3 for proposed development of a parking lot expansion for outdoor staging of
vehicle inventory at Preferred Auto.
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

Jake Leonard
(printed name of applicant)

(signature of applicant)

9/30/24
(date)

Ann Leonard
(printed name of property owner)

(signature of property owner)

9-30-24
(date)



Received	Receipt No.	Hearing Date	Petition No.
10-1-24	146439	10-4-24	REZ-2024-

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

0041



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.

This specific area of Fort Wayne is heavily utilized for outdoor automotive sales; therefore, an existing infrastructure pattern has been established for new & expanding automotive sales businesses along Illinois Road. The proposed development presents an opportunity to revitalize a dilapidated residential property (year of construction = 1923) and repurpose the land to aid the success of an established local business.

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 proposed development is similar to current conditions in the area where parking is provided to in the rear for commercial businesses along the commercial corridor of Illinois Rd, adjacent to residential zoned areas. (i.e. strip center at 5129 Illinois Rd with rear parking, Bob Thomas Ford West at 5321 Illinois Road with rear parking, and Dehaven Chevrolet at 5200 Illinois Rd with rear parking).

3. Approval is consistent with the most desirable use for which the land in the district is adapted.

The proposed rezoning and accompanying Primary Development Plan represent the most desirable use for this property. Preferred Auto is preparing to expand their existing operation in an orderly manner and the acquisition and rezoning of adjacent real estate to supplement this growth is both expected and necessary.

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

The applicant is willing to collaborate with Planning Staff to verify that appropriate screening & buffering is provided for surrounding properties to preserve property values in the area.

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

Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Continued growth and commercial infill in this location makes this property suitable for inclusion within the commercial district that already exists.