

1 **#REZ-2024 -0039**

2 **BILL NO. Z-24-09-13**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. F-02 (Sec. 8 of Wayne Township)**

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C3/General
10 Commercial District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 **LEGAL DESCRIPTION:**

13 PARCEL 1:

14 THE EAST 185 FEET OF THE NORTH FIVE HUNDRED SEVENTY-FIVE (575) FEET, EXCEPT THE
15 SOUTH TWO HUNDRED FIFTY-SEVEN AND NINE-TENTHS (257.9) FEET HERETOFORE SOLD
16 OFF, OF LOT NUMBER TEN (10) IN SAMUEL EDSALL'S SUBDIVISION OF LAGRO RESERVE IN
17 SECTION EIGHT (8), TOWNSHIP THIRTY (30) NORTH, RANGE TWELVE (12) EAST, ALLEN
18 COUNTY, INDIANA.

19 PARCEL 2:

20 THE EAST 240 FEET OF THE NORTH 86.1 FEET OF THE SOUTH 257.9 FEET OF THE NORTH 575
21 FEET OF LOT NUMBER TEN (10) IN SAMUEL EDSALLS SUBDIVISION OF LAGRO RESERVE, IN
22 SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA.

23 PARCEL 3:

24 THE EAST 240 FEET OF THE SOUTH 171.8 FEET, EXCEPT THE SOUTH 85.8 FEET OF THE
25 NORTH 575 FEET OF LOT NO. 10 IN SAMUEL EDSALLS SUBDIVISION OF LAGRO RESERVE IN
26 SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA.

27 PARCEL 4:

28 THE EAST 240 FEET OF THE SOUTH 85.8 FEET OF THE SOUTH 257.9 FEET OF THE NORTH 575
29 FEET OF LOT NUMBER TEN (10) IN SAMUEL EDSALL'S SUBDIVISION OF LAGRO RESERVE, IN
30 SECTION 8, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA.

1 ALSO INCLUDING:

2 THE NORTH 86.1 FEET OF THE SOUTH 257.9 FEET OF THE NORTH 575 FEET OF LOT NUMBER
3 TEN (10) IN SAMUEL EDSALL'S SUBDIVISION OF LAGRO RESERVATION IN TOWNSHIP 30
4 NORTH, RANGE 12 EAST IN ALLEN COUNTY, INDIANA, EXCEPT THE EAST 240 FEET THEREOF,
5 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 30, PAGES 160-161.

6 and the symbols of the City of Fort Wayne Zoning Map No. F-02 (Sec. 8 of Wayne
7 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
8 Wayne, Indiana is hereby changed accordingly.

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

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

15
16 _____
Council Member

17
18 APPROVED AS TO FORM AND LEGALITY:

19
20 _____
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-2024-0039
Bill Number: Z-24-09-13
Council District: 4 – Dr. Scott Myers

Introduction Date: September 24, 2024

Plan Commission
Public Hearing Date: October 14, 2024 (not heard by Council)

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

Synopsis of Ordinance: To rezone 2.975 acres from R1/Single Family Residential and C2/Limited Commercial to C3/General Commercial

Location: 4809 Illinois Rd (Section 8 of Wayne Township)

Reason for Request: To permit an automobile washing facility.

Applicant: Drive & Shine (Haji Tehrani)

Property Owner: CALI LLC (Kenny Nguyen)

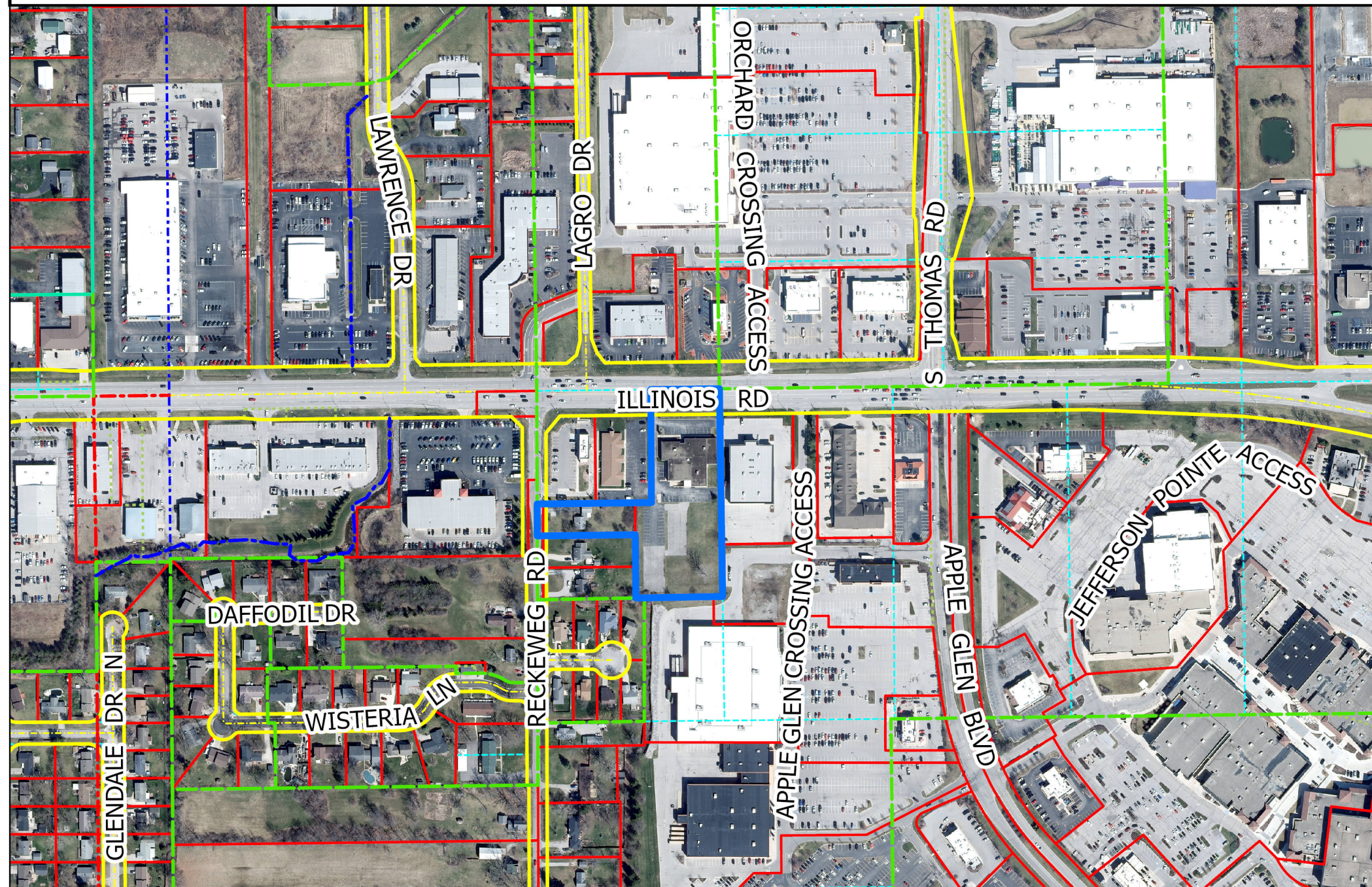
Related Petitions: Primary Development Plan – Drive & Shine-Illinois Road

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which would permit an automobile washing facility.

Effect of Non-Passage: Property will remain zoned R1/Single Family Residential and C2/Limited Commercial, neither of which permit an automobile washing facility. The site may continue with existing uses, and may be redeveloped with other R1 and/or C2 permitted uses.



Rezoning Petition REZ-2024-0039 and Primary Development Plan PDP-2024-0044 - Drive and Shine Illinois Road



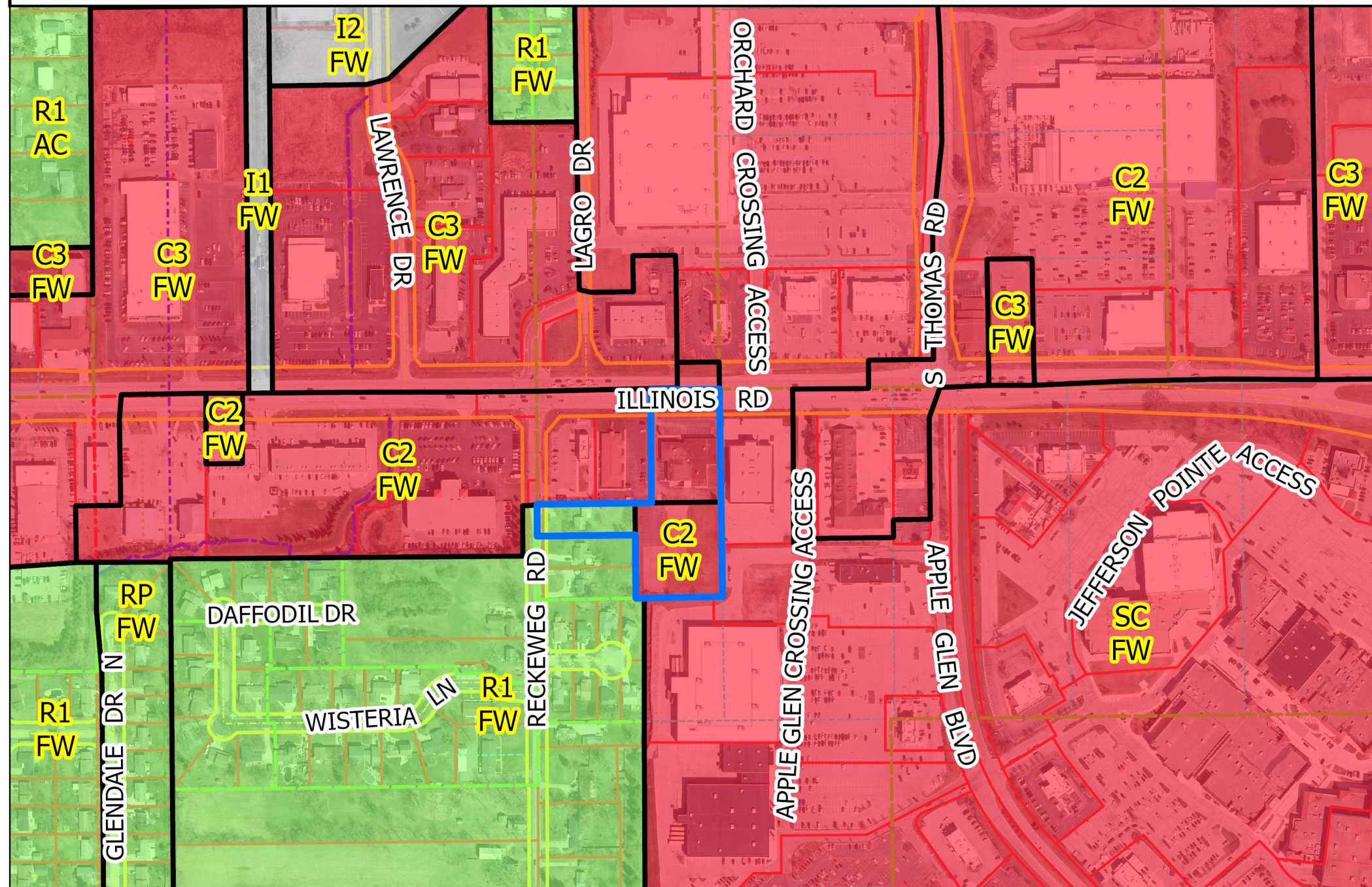
been employed in the compilation of this map.
Allen County does not warrant or guarantee
the accuracy of the information contained herein
and disclaims any and all liability resulting from
any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/18/2024



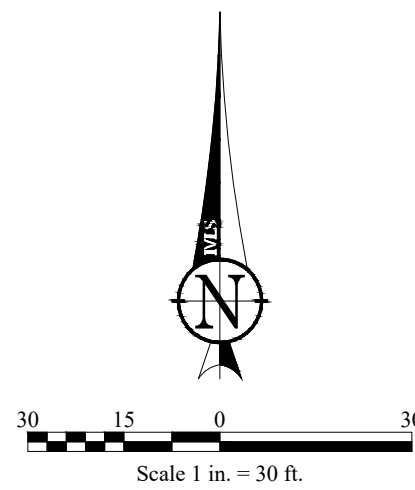
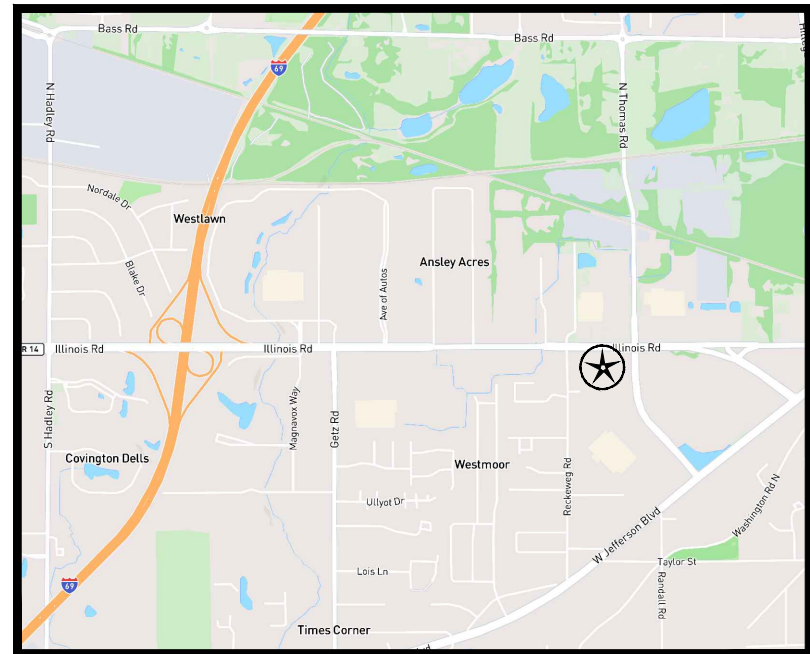
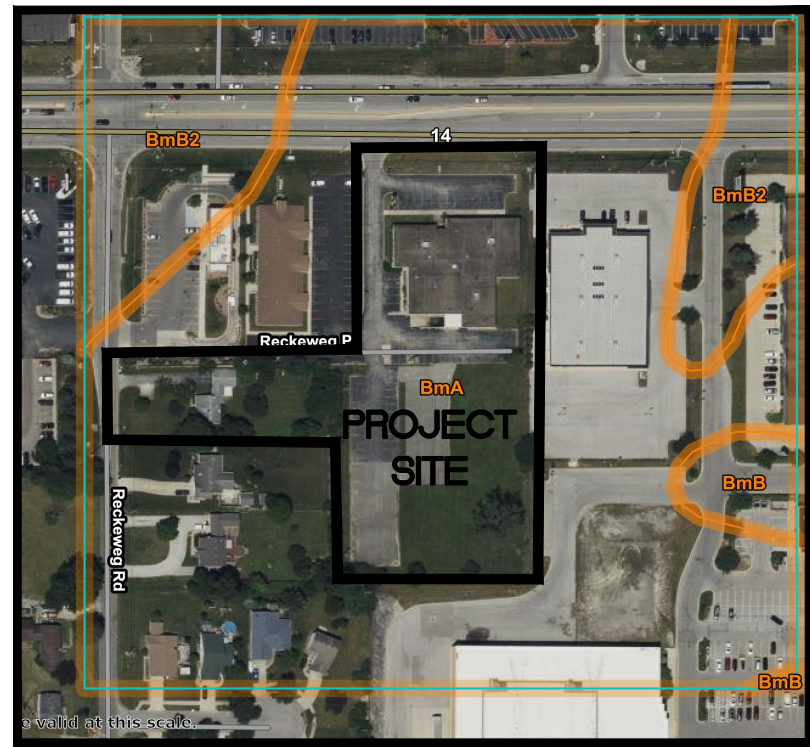
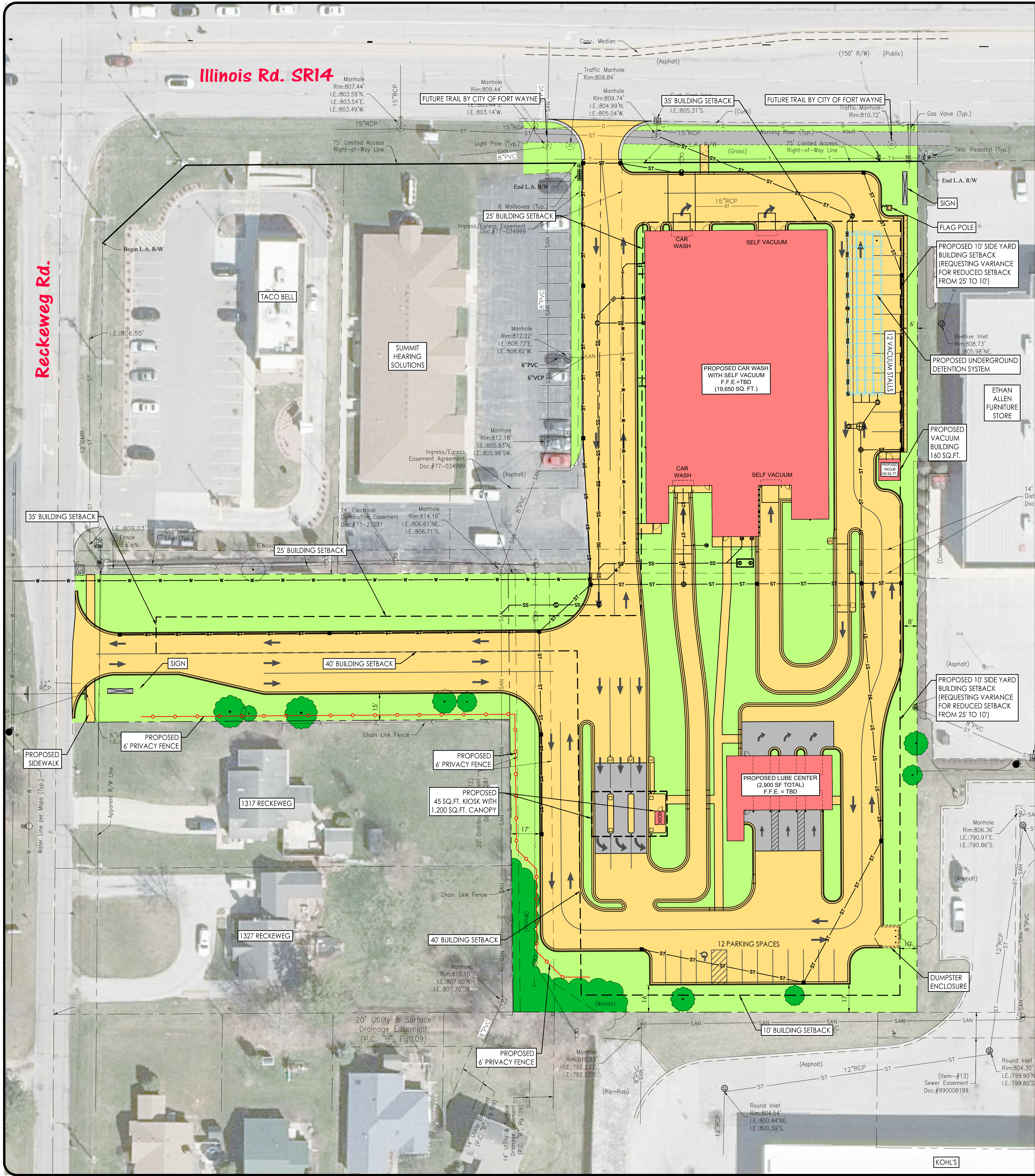
0 260 520 Feet



Rezoning Petition REZ-2024-0039 and Primary Development Plan PDP-2024-0044 - Drive and Shine Illinois Road



been employed in the compilation of this map.
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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
Photos and Contours: Spring 2009
Date: 9/18/2024



PROPOSED FEATURES LEGEND

- CONCRETE SIDEWALK / PAVEMENT
- CONCRETE PAVEMENT SECTION (DYED DOUBLE BLACK PIGMENT WITH #4 FIBER REBAR @ 1' ON CENTER)
- BUILDING FOOTPRINT
- GRASS
- EXISTING WOODS

- EXISTING PROPERTY / RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- STORM PIPE
- SANITARY PIPE
- WATER PIPE
- STORM / SANITARY CLEANOUT
- STORM CATCH BASIN / INLETS
- (D) DRAINAGE / (S) SANITARY STRUCTURE
- WATER VALVE / FIRE HYDRANT
- FLAG POLE
- 6' PRIVACY FENCE

PROJECT SUMMARY

PARCEL ADDRESS:	4809 ILLINOIS RD & 1305 RECKEWEG RD, FORT WAYNE, IN 46804
TOWNSHIP NAME:	WAYNE
TOWNSHIP SECTION:	8
ESTIMATED CONSTRUCTION START DATE:	MARCH 2025
ESTIMATED CONSTRUCTION END DATE:	DECEMBER 2025
CURRENT ZONING CLASSIFICATION:	R1 - SINGLE FAMILY RESIDENTIAL C2 - LIMITED COMMERCIAL
PROPOSED ZONING CLASSIFICATION:	C3 - GENERAL COMMERCIAL
CURRENT USE:	COMMERCIAL OFFICE / RESIDENTIAL
PROPOSED USE:	AUTOMOBILE WASHING FACILITY / SELF VACUUM AUTOMOBILE MAINTENANCE (QUICK LUBE SERVICE)
TOTAL LOT ACREAGE:	2.449 Ac + 0.526 Ac = 2.975 Ac
TOTAL LOT IMPERVIOUS SURFACE:	1.94 ACRES
TOTAL LOT COVERAGE:	1.94 Ac. / 2.93 Ac. * 100 = 66.2% LOT COVERAGE
TOTAL BUILDING FOOTPRINT:	23,910 SQ. FT.
TOTAL BUILDING HEIGHT ALLOWED:	40 FEET MAXIMUM
TOTAL BUILDING HEIGHT:	29.5 FEET
PARKING REQUIREMENTS:	1 SPACE PER EMPLOYEE AT LARGEST SHIFT 10 EMPLOYEES / 1 = 10 PARKING SPACES
PARKING PROVIDED :	TOTAL PARKING PROVIDED = 12 SPACES VACUUM STALLS PROVIDED = 12 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:	CITY OF FORT WAYNE STORM SEWER STRUCTURE F02 I58
AIRPORT OVERLAY DISTRICT:	FORT WAYNE AIRPORT - AREA 5



Derek J. Simon, PE
The concepts, ideas, designs, plans, details, etc. shown on this document are the property of M&S 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 M&S Engineering, LLC. The owner shall be permitted to retain copies for information and reference in connection with this project.

M&S Engineering
ENGINEERING YOUR TOMORROW... TODAY
Fort Wayne Office
10060 Bant Creek Boulevard
Fort Wayne, IN 46825
Phone: (260) 459-8571
www.mslawsonsite.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 (H2x)
4809 Illinois Rd & 1305 Reckeweg Rd, Fort Wayne, IN 46804
Site Development Plan
Site Plan

Date: 2024-09-03
Design By: CW
Checked By: DS
Project No.: 2407502

Sheet Number
PDP-1

SURVEY COMPLETED BY:

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

Miller Land Surveying, Inc.

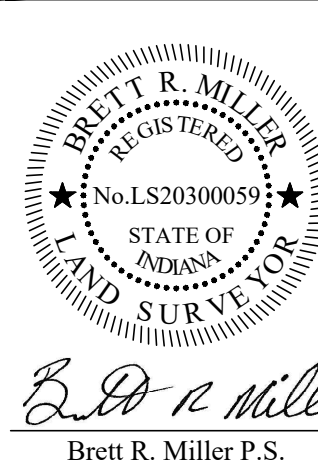
Brett R. Miller, PS No.LS20300059
Robert J. Marucci, PSI No.LS20400028

www.mlswebsite.us

MLS

Precision and Professionalism is where we draw the line.

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
Phone: (260) 489-8571



Brett R. Miller P.S.

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MLSEngineering
Engineering Your Tomorrow... Today

PREPARED FOR:

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

2.975 Acres
4809 Illinois Rd, Fort Wayne, Indiana 46804
Pt. Lot 10 - Samuel Edsall's Subdivision of LaGro Reserve, Allen Co., IN

Date: 08/23/2024
Drawn By: JRM/JJB
Chk'd By: BRM
Project No.: 24077502

Sheet Number

1 of 2

PARKING NOTES

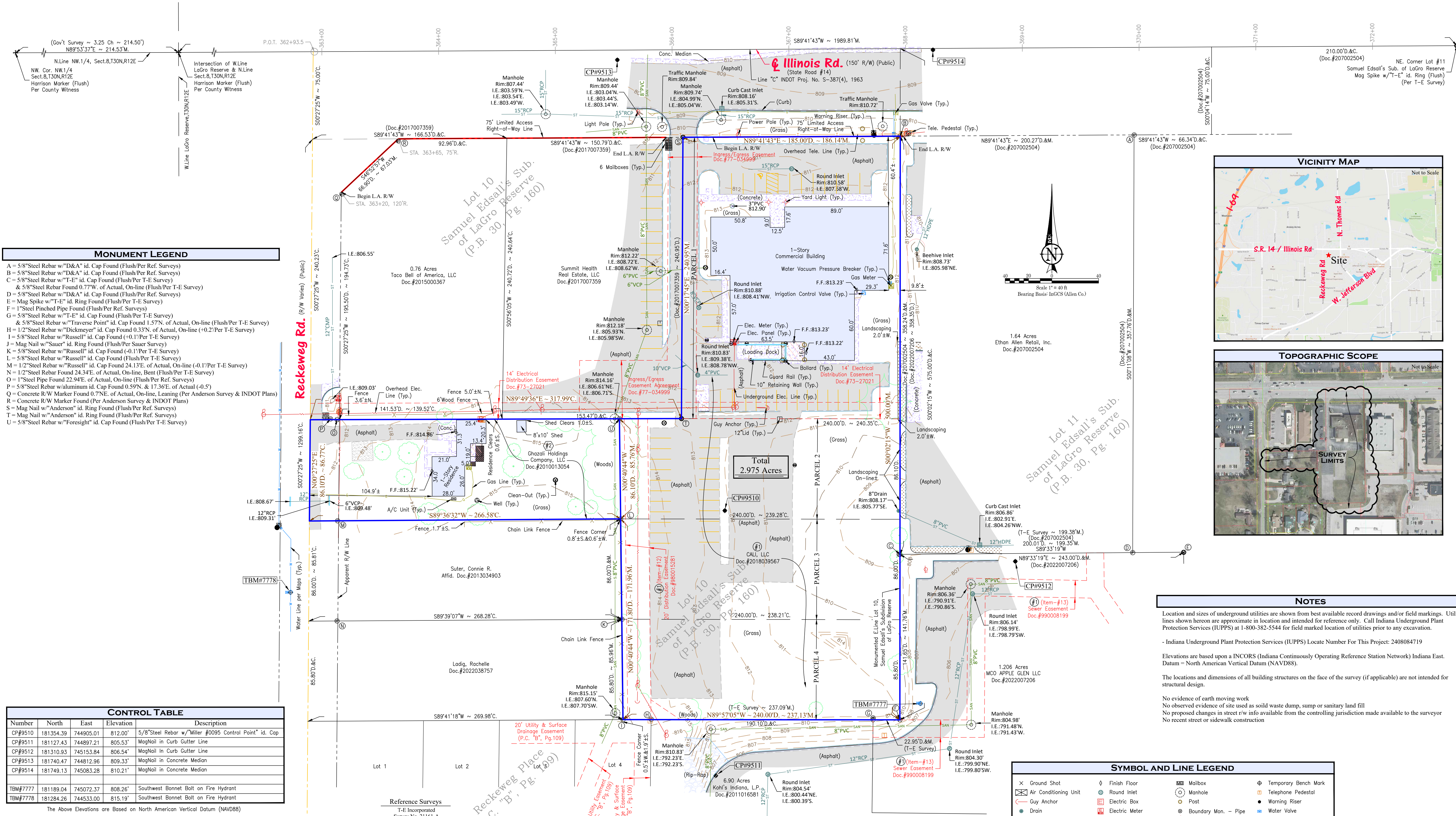
51 Regular Marked Parking Spaces
1 Handicap Marked Parking Spaces
52 Total Parking Spaces

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for City of Fort Wayne, Community No.180003, Panel No.0280G, dated August 03, 2009.

ZONING NOTES

No zoning report or letter provided to the surveyor by the client



MONUMENT LEGEND

A = 5/8" Steel Rebar w/"D&A" id. Cap Found (Flush/Per Ref. Surveys)
B = 5/8" Steel Rebar w/"D&A" id. Cap Found (Flush/Per Ref. Surveys)
C = 5/8" Steel Rebar w/"T-E" id. Cap Found (Flush/Per T-E Survey)
D = 5/8" Steel Rebar w/"D&A" id. Cap Found (Flush/Per T-E Survey)
E = Mag Spike w/"T-E" id. Ring Found (Flush/Per T-E Survey)
F = 1" Steel Pinched Pipe Found (Flush/Per Ref. Surveys)
G = 5/8" Steel Rebar w/"T-E" id. Cap Found (Flush/Per T-E Survey)
H = 5/8" Steel Rebar w/"Traverse Point" id. Cap Found 1.57"N. of Actual, On-line (Flush/Per T-E Survey)
I = 1/2" Steel Rebar w/"Dickmeyer" id. Cap Found 0.33"N. of Actual, On-line (+0.2"/Per T-E Survey)
J = 5/8" Steel Rebar w/"Russell" id. Cap Found (+0.1"/Per T-E Survey)
K = Mag Nail w/"Sauer" id. Ring Found (Flush/Per Sauer Survey)
L = 5/8" Steel Rebar w/"Russell" id. Cap Found (+0.1"/Per T-E Survey)
M = 1/2" Steel Rebar w/"Russell" id. Cap Found 24.13"E. of Actual, On-line (-0.1"/Per T-E Survey)
N = 1/2" Steel Rebar Found 24.34"E. of Actual, On-line, Bent (Flush/Per T-E Survey)
O = 1" Steel Pipe Found 22.94"E. of Actual, On-line (Flush/Per Ref. Surveys)
P = 5/8" Steel Rebar w/aluminum id. Cap Found 0.59"N. & 17.36"E. of Actual (-0.5")
Q = Concrete R/W Marker Found 0.7NE. of Actual, On-line, Leaning (Per Anderson Survey & INDOT Plans)
R = Concrete R/W Marker Found (Per Anderson Survey & INDOT Plans)
S = Mag Nail w/"Anderson" id. Ring Found (Flush/Per Ref. Surveys)
T = Mag Nail w/"Anderson" id. Ring Found (Flush/Per Ref. Surveys)
U = 5/8" Steel Rebar w/"Foresight" id. Cap Found (Flush/Per T-E Survey)

CONTROL TABLE

Number	North	East	Elevation	Description
CP#9510	181354.39	744905.01	812.00'	5/8" Steel Rebar w/"Miller #0095 Control Point" id. Cap
CP#9511	181127.43	744897.21	805.53'	MagNail in Curb Gutter Line
CP#9512	181310.93	745153.84	806.54'	MagNail in Curb Gutter Line
CP#9513	181740.47	744812.96	809.33'	MagNail in Concrete Median
CP#9514	181749.13	745083.28	810.21'	MagNail in Concrete Median

TBM#7777	181189.04	745072.37	808.26'	Southwest Bonnet Bolt on Fire Hydrant
TBM#7778	181284.26	744533.00	815.19'	Southwest Bonnet Bolt on Fire Hydrant

The Above Elevations are Based on North American Vertical Datum (NAVD88)

Reference Surveys

T-E Incorporated
Survey No. 21161-A
Date: January 25, 2022

T-E Incorporated
Survey No. 21161
Date: December 16, 2021

Anderson Surveying, Inc.
Survey No. 11-11-131
Date: January 13, 2014

Dickmeyer & Associates
Engineers-Surveyors, Inc.
Survey No. 26357
Date: June 12, 2006

Sauer Land Surveying, Inc.
Survey No. RSC-001
Date: February 1, 2022

Government Survey
William Brookfield L.S.
Date: May, 1829

NOTES

Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.

- Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project: 2408084719

Elevations are based upon a INCORS (Indiana Continuously Operating Reference Station Network) Indiana East. Datum = North American Vertical Datum (NAVD88).

The locations and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.

No evidence of earth moving work
No observed evidence of site used as solid waste dump, sump or sanitary land fill
No proposed changes in street r/w info available from the controlling jurisdiction made available to the surveyor
No recent street or sidewalk construction

SYMBOL AND LINE LEGEND

X Ground Shot	Finish Floor	Mailbox	Temporary Bench Mark
Air Conditioning Unit	Round Inlet	Manhole	Telephone Pedestal
Guy Anchor	Electric Box	Post	Warning Riser
Drain	Electric Meter	Boundary Mon. - Pipe	Water Valve
Beehive Inlet	Electric Panel	Power Pole	Vault
Downspout	Electric Pedestal	Sign	Water Curb Stop
Control Point	Fire Hydrant	Mag Nail	Well
Ballard	Handicap	Gas Meter	Yard Light
Clean-Out	Curb Cast Inlet	Tree	Light Pole
Iron Pin			Overhead Electric
			Overhead Telephone
			Water Line
			Right-of-Way Line
			Center Line
			Sanitary Line
			Storm Line
			Concrete
			L.A. R/W Line

Legal description for commitment file no. 792400225:

PARCEL 1:

THE EAST 185 FEET OF THE NORTH FIVE HUNDRED SEVENTY-FIVE (575) FEET, EXCEPT THE SOUTH TWO HUNDRED FIFTY-SEVEN AND NINE-TENTHS (257.9) FEET HERETOFORE SOLD OFF, OF LOT NUMBER TEN (10) IN SAMUEL EDSALL'S SUBDIVISION OF LAGRO RESERVE IN SECTION EIGHT (8), TOWNSHIP THIRTY (30) NORTH, RANGE TWELVE (12) EAST, ALLEN COUNTY, INDIANA.

PARCEL 2:

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Legal description for commitment file no. 792400251:

THE NORTH 86.1 FEET OF THE SOUTH 257.9 FEET OF THE NORTH 575 FEET OF LOT NUMBER TEN (10) IN SAMUEL EDSALL'S SUBDIVISION OF LAGRO RESERVATION IN TOWNSHIP 30 NORTH, RANGE 12 EAST IN ALLEN COUNTY, INDIANA, EXCEPT THE EAST 240 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 30, PAGES 160-161.

**Department of Planning Services
Rezoning Petition Application**

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

Property Ownership
Property Owner CALI LLC (Kenny Nguyen)
Address 14819 Coldwater Rd
City Fort Wayne State IN Zip 46845
Telephone 260-804-3304 E-mail calispa_info@yahoo.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 x4 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 4809 Illinois Rd, Fort Wayne, IN 46804 Township and Section Wayne / Sec. 8
Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 2.449 2.975
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

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

Haji Tehrani
(signature of applicant)

9-1-24
(date)

Kenny Nguyen (CALI LLC)
(printed name of property owner)

(signature of property owner)

(date)



Received	Receipt No.	Hearing Date	Petition No.
9/3/24	146277	10/14/24	RE2-0034-00-34

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



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 haji@driveandshine.com

Property
Ownership

Property Owner CALI LLC (Kenny Nguyen)
Address 14819 Coldwater Rd
City Fort Wayne State IN Zip 46845
Telephone 260-804-3304 E-mail calispa_info@yahoo.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 x4 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 4809 Illinois Rd, Fort Wayne, IN 46804 Township and Section Wayne / Sec. 8
Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 2.449
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

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Haji Tehrani (Drive & Shine)

(printed name of applicant)

(signature of applicant)

(date)

Kenny Nguyen (CALI LLC)

(printed name of property owner)

(signature of property owner)

09/03/2024

(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 • www.cityoffortwayne.org



**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 haji@driveandshine.com

**Property
Ownership**

Property Owner Ghazali Holdings Company LLC (Mohammed Ghazali)
Address 10933 Camoustie Ln
City Fort Wayne State IN Zip 46814
Telephone 260-417-6938 E-mail saadghazali@yahoo.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 x4 E-mail cody@mlswebsite.us

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

Request

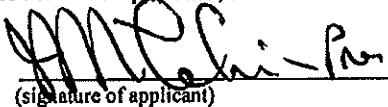
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 1305 Reckweg Rd, Fort Wayne, IN 46804 Township and Section Wayne / Sec. 8
Present Zoning R1 Proposed Zoning C3 Acreage to be rezoned 0.51
Purpose of rezoning (attach additional page if necessary) _____
Rezone R1 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**

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☒ 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

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


(signature of applicant)

9-1-24
(date)

Mohammed Ghazali (Ghazali Holdings Company LLC)
(printed name of property owner)

(signature of property owner)

(date)



Received	Receipt No.	Hearing Date	Petition No.
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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



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 haji@driveandshine.com

Property Ownership
Property Owner Ghazali Holdings Company LLC (Mohammed Ghazali)
Address 10933 Carnoustie Ln
City Fort Wayne State IN Zip 46814
Telephone 260-417-6938 E-mail saadghazali@yahoo.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 x4 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 1305 Reckweg Rd, Fort Wayne, IN 46804 Township and Section Wayne / Sec. 8
Present Zoning R1 Proposed Zoning C3 Acreage to be rezoned 0.51
Purpose of rezoning (attach additional page if necessary) _____
Rezoned R1 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

Haji Tehrani (Drive & Shine)

(printed name of applicant)

(signature of applicant)

(date)

Mohammed Ghazali (Ghazali Holdings Company LLC)

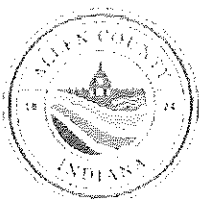
(printed name of property owner)

Mohammed Ghazali

(signature of property owner)

09/03/2024

(date)



Received	Receipt No.	Hearing Date	Petition No.

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1. The Comprehensive Plan;

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 and redevelopment in areas that are already served by adequate water, sanitary sewer and transportation structure.

2. Current conditions and the character of current structures and uses in the district;

This Project consists of two (2) parcels owned by two (2) different individuals (CALI, LLC and Ghazali Holdings, LLC collectively the "Owners"). The Applicant is Haji Tehrani/Drive & Shine ("Applicant"). The Project is directly adjacent to the Apple Glen/Jefferson Pointe Development to the East and South (rear) with frontage along Illinois Road. The Project proposed provides appropriate infill development along frontage on Illinois Road at a site with a singular, existing building that has fallen into some disrepair/disuse. This building is approximately 15,545 sf, which will be demolished. The Project is surrounded by national retailers including Kohl's, Dick's Sporting Goods, Walmart, Von Maur, Target, Lowe's, Menards, and Ethan Allen as well as dozens of quick-service and sit-down restaurants such as Taco Bell and Arby's. There are also professional office spaces located nearby. Further west on Illinois Road, are a number of auto dealerships and related service providers. There are a few residences directly to the rear of the Project, on Reckweg Road. These residences are also directly adjacent to other existing commercial developments in the area.

As described, Illinois Road is very decidedly commercial with consistent, heavy traffic and signalized intersections. There are seven (7) lanes for traffic along this portion of Illinois Road.

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

The property's most desirable use is commercial along this portion of Illinois Road. The Applicant's use as an automobile washing facility is appropriate to this commercial corridor, which contains other commercial businesses. The existing building is in fairly poor physical condition based on exterior observation. The Applicant will construct a new facility with high quality landscaping consistent with its other projects and brand generally, which in and of itself, will be an improvement for this area. Some vagrancy at the site exists currently.

4. The conservation property values throughout the jurisdiction;

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 Illinois Road and the use proposed is consistent and complementary to existing uses. Both residential and heavy industrial uses are inappropriate for this property. Significant traffic volumes and a variety of commercial and retail offerings along Illinois Road make the existence of an automobile washing facility desirable and convenient for the area.

5. Responsible development and growth.

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 residential homes to the 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.

While the area is “mixed use” in light of the residences to the rear of the property on Reckeweg Road, the reality is that commercial uses for properties with frontage on Illinois Road are clearly established in the area. Commercial and retail uses are especially entrenched along this span of frontage on Illinois Road. Adequate utilities and infrastructure are already available on site.

FACT SHEET

Case #REZ-2024-0039

Bill # Z-24-09-13

Project Start: September 2024

PROPOSAL:	Rezoning Petition REZ-2024-0039 – Drive & Shine-Illinois Road
APPLICANT:	Drive & Shine (Haji Tehrani)
REQUEST:	To rezone from C2/Limited Commercial to C3/General Commercial to permit an automobile washing facility.
LOCATION:	4809 Illinois Rd (Section 8 of Wayne Township)
LAND AREA:	2.975 acres
PRESENT ZONING:	C2/Limited Commercial
PROPOSED ZONING:	C3/General Commercial
COUNCIL DISTRICT:	4 – Dr. Scott Myers
SPONSOR:	Fort Wayne Plan Commission

October 14, 2024 Public Hearing

- No one spoke in support.
- Four people spoke with concerns.
- Scott Myers, Rick Briley, and Ryan Neumeister were absent.

October 21, 2024 Business Meeting

Plan Commission Recommendation: DO PASS

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

8-1 MOTION PASSED

- Karen Richards voted nay.
- All members were present.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
November 4, 2024

PROJECT SUMMARY

The petitioner is requesting to rezone the parcels from C2/Limited Commercial and R1/Single Family Residential to C3/General Commercial and to approve a primary development plan for an automobile carwash facility (19,650 square feet) with automobile maintenance building (2,900 square feet). The site is located on the south side of Illinois Road and on the east side of Reckeweg Road. The adjacent properties are a variety of commercial uses as well as a residential subdivision to the south. The south portion of the site was rezoned in 2019 to permit additional parking for a proposed Cali Spa, but that project did not progress. The parcels previously were used for commercial purposes as well as a single-family home along Reckeweg. The submitted development plan shows access from both Illinois Road and Reckeweg Road. The access along Illinois Road will be a right in/right out as there is a concrete median separating traffic. The access along Reckeweg is a full access point. Sidewalks are being shown along all road frontages including a future trail along Illinois Road. The 19,500 square foot structure will consist of the car wash facility and self-vacuum. The 2,900 square foot structure will be for the lube center. The site also has 12 vacuum stalls, and a 160 square foot vacuum building located to the east side of the property. The buildings are positioned to be farther away from the remaining residential homes along Reckeweg Road. The proposed landscape plan provides a privacy fence along the south and west side adjacent to the residential homes. The fence would replace the shrub requirement, but the trees are still being shown. The applicant is proposing an alternate landscape plan to keep the existing vegetation on the southwest corner of the site. The Plan Commission will need to approve the proposed alternative landscape plan.

To date, staff has received no remonstrance against the proposal.

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 and Suburban Neighborhood.

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

- This proposed use is permitted in C3/General Commercial which is considered compatible with Regional Commercial and potentially compatible with Suburban Neighborhood with additional mitigation/consideration like additional landscaping or a written commitment.

Other Applicable Plans: none

PUBLIC HEARING SUMMARY:

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

Public Comments:

Sharon Feasel (1904 Reckeweg Rd): Concerns with traffic, safety, commercial property encroaching into neighborhood.

Robert Zander of Ethan Allen Retail, Inc. (4721 Illinois R): Concerns of noise, size of sign, tree loss, infrastructure capacity, oil runoff, fire hazard, traffic cut-through.

Glenda Birkenbeul (1320 Gardenia Lane): Business is fine, but concerned about the location, too many car washes in the area, entrance onto Reckeweg Rd.

Lori Ross (1315 Gardenia Lane): Business is okay, but concerns with traffic (safety while walking), suggested entrance into Apple Glen.

Rebuttal:

Susan Trent: Traffic increase should not be significant, signs will be by ordinance, landscape to include a walking trail.

Cody Ward (MLS Engineering): Applicant requested access through Apple Glen shopping center, but property owner would not allow it.

Business Meeting Follow-up:

Following discussion at Site Committee and the Business Meeting, the applicant offered to limit egress onto Reckeweg as right-only (north-only); however, final ingress-egress plans will be reviewed and approved by Traffic Engineering.

FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

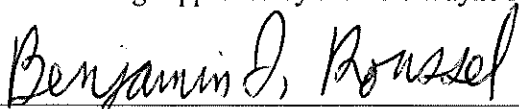
Rezoning Petition REZ-2024-0039 – Drive and Shine Illinois Road

APPLICANT:	Drive and Shine (Haji Tehrani)
REQUEST:	To rezone property from C2/Limited Commercial and R1/Single Family Residential to C3/General Commercial and to approve a primary development plan for an automobile car wash and automobile maintenance development with a building setback waiver and an alternate landscape plan.
LOCATION:	4809 Illinois Road and 1305 Reckeweg Road, 300 feet east of its intersection with Reckeweg Road (Section 8 of Wayne Township)
LAND AREA:	2.975 acres
PRESENT ZONING:	C2/Limited Commercial and R1/Single Family Residential
PROPOSED ZONING:	C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2024-0039 be returned to Council, with a “Do Pass” recommendation after considering the following:

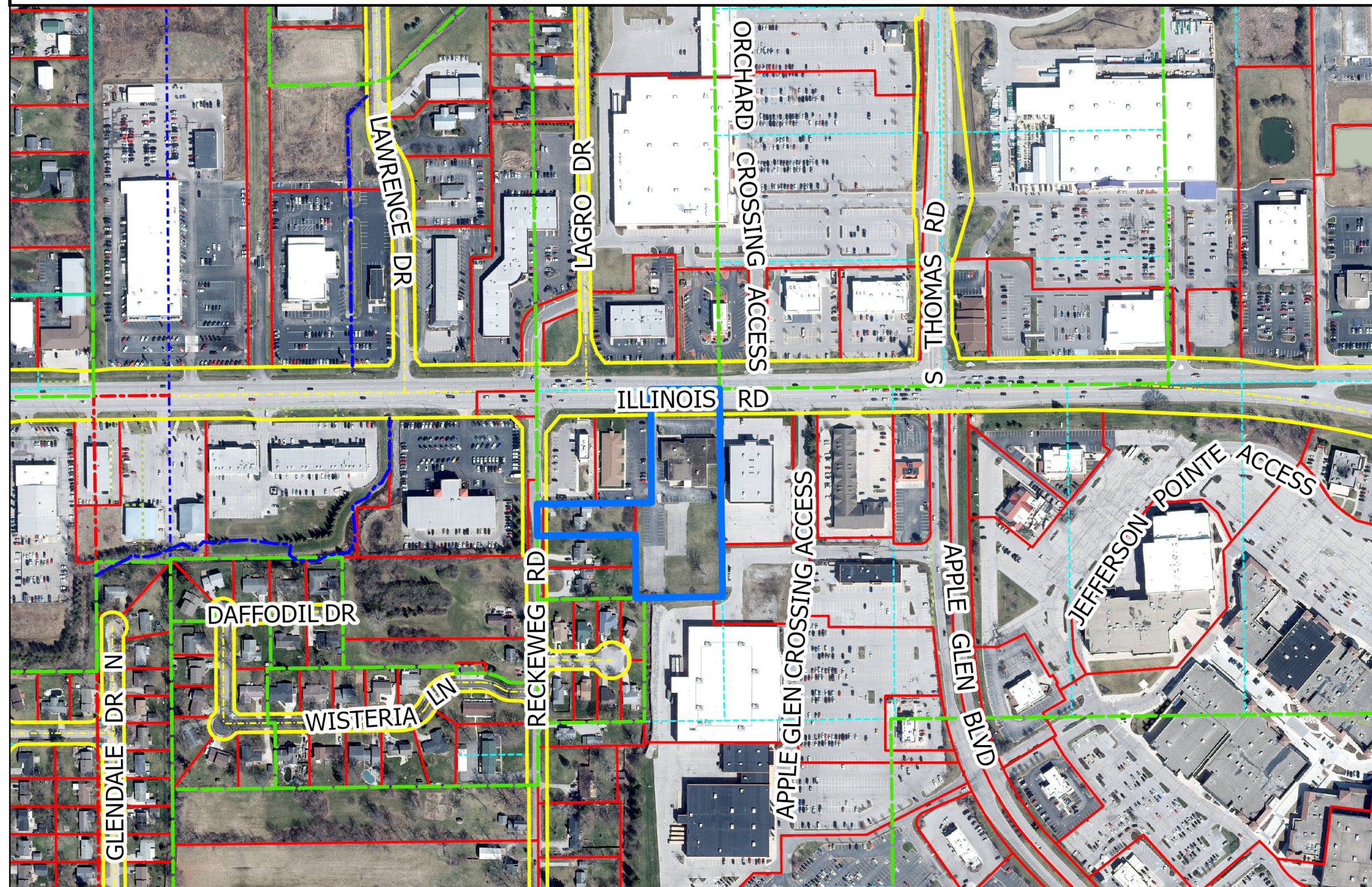
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The C3/General Commercial zoning will provide the opportunity to redevelop the site while providing additional commercial options along Illinois Road. The Comprehensive Plan categorizes this property as an Urban Infill area.
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 commercial zoning directly to the east, north, and west. The existing building is in poor condition, the proposal would construct an entirely new structure. The rezoning is consistent with existing C3/General Commercial zoning along Illinois Road and existing auto-related businesses and services.
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 commercial property. The new zoning gives the property owner flexibility to invest in the property commercially.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Illinois Road is one of the busiest thoroughfares within Fort Wayne and is fully developed with commercial businesses. The Comprehensive Plan encourages adjacent development in areas already served by infrastructure.

These findings approved by the Fort Wayne Plan Commission on October 21, 2024.


Benjamin J. Roussel
Executive Director
Secretary to the Commission



Rezoning Petition REZ-2024-0039 and Primary Development Plan PDP-2024-0044 - Drive and Shine Illinois Road



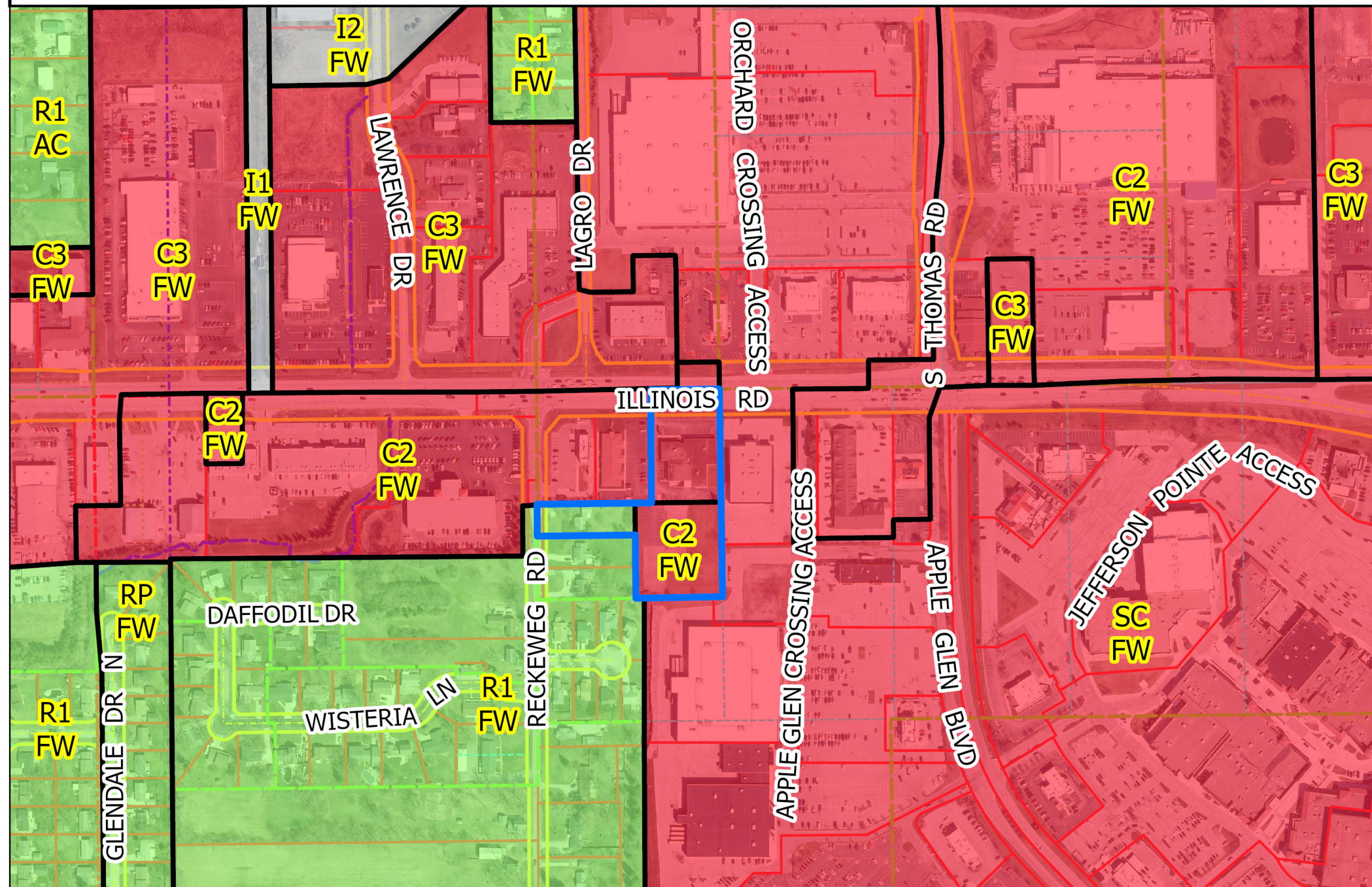
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Photos and Contours: Spring 2009
Date: 9/18/2024



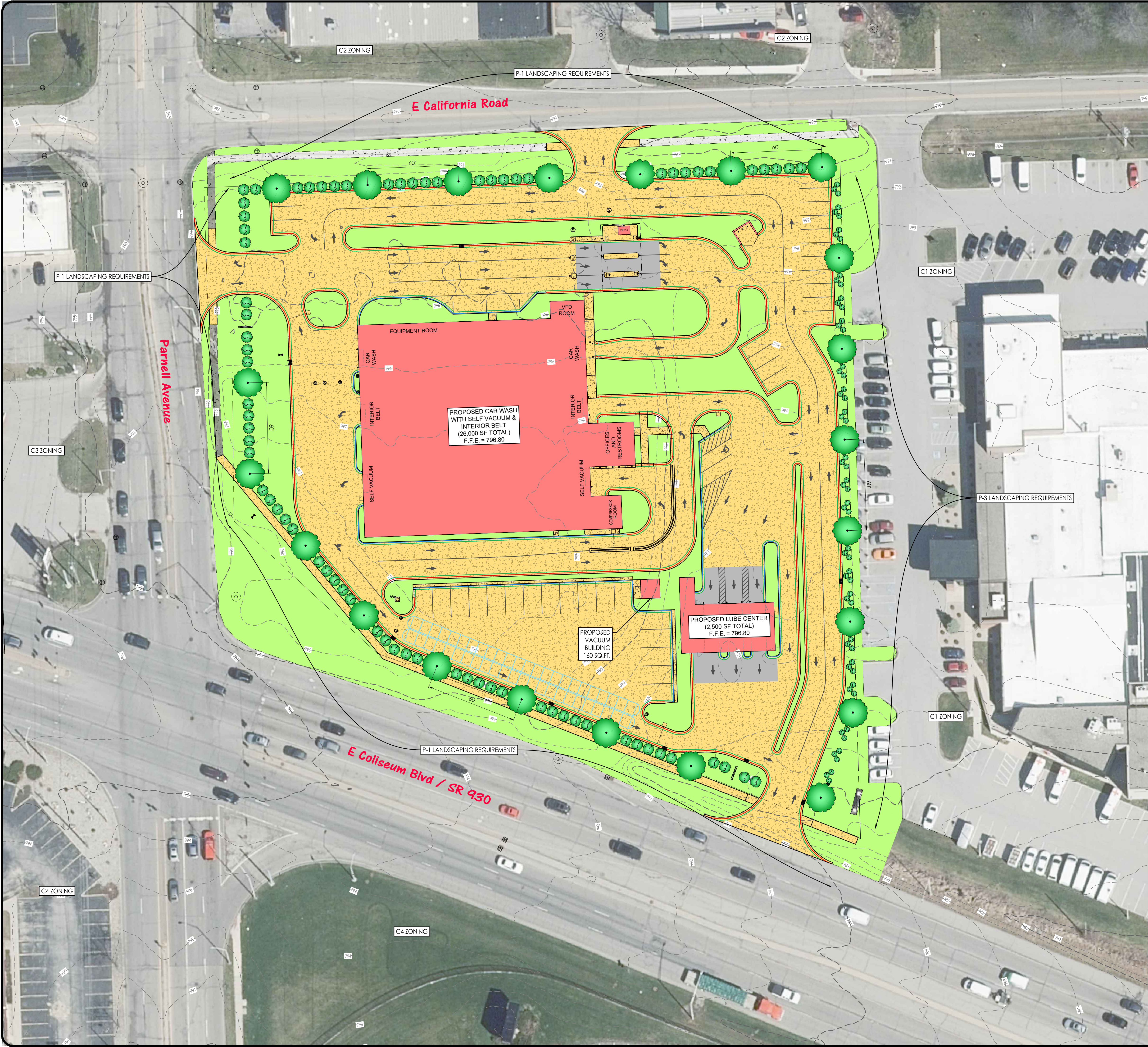
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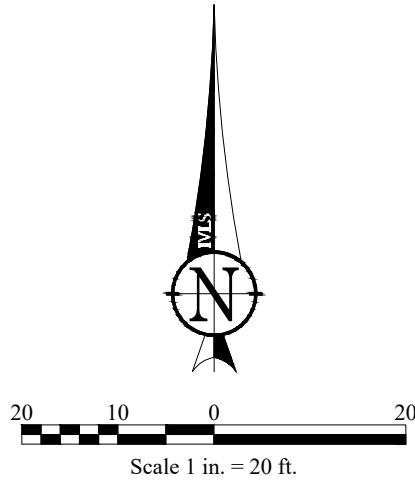
Rezoning Petition REZ-2024-0039 and Primary Development Plan PDP-2024-0044 - Drive and Shine Illinois Road



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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/18/2024



- PROPOSED FEATURES LEGEND
- = BUILDING FOOTPRINT
 - = CONCRETE SIDEWALK / PAVEMENT
 - = GRASS
 - = SHADE TREE
 - = SMALL SHRUB
 - = SMALL SHRUB GROUP OF 3



Derek J. Simon, PE

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Fort Wayne, IN 46825
Phone: (260) 489-8971
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Memphis Office
221 Tower Drive
Memphis, TN 38117
Phone: (901) 692-6166

PREPARED FOR:

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

REVISIONS:

NO.	DESCRIPTION	DATE

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

