

#REZ-2025-0030

BILL NO. Z-25-05-11

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. R03 (Sec. 8 of Adams 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 I1/Limited Industrial District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

Lots 46 & 47 & N 1/2 Lot 50 Ex E 10 Ft Harvester Park Add

and the symbols of the City of Fort Wayne Zoning Map No. R03 (Sec. 8 of Adams 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-2025-0030
Bill Number: Z-25-05-11
Council District: 6 – Rohli Booker

Introduction Date: May 27, 2025

Plan Commission
Public Hearing Date: June 9, 2025 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.426 acres from I1/Limited Industrial to I2/General Industrial

Location: 3904 Raymond Street (Section 8 of Adams Township)

Reason for Request: To permit existing automotive repair use

Applicant: Luis Cardenas

Property Owner: Denise Diaz Deleon

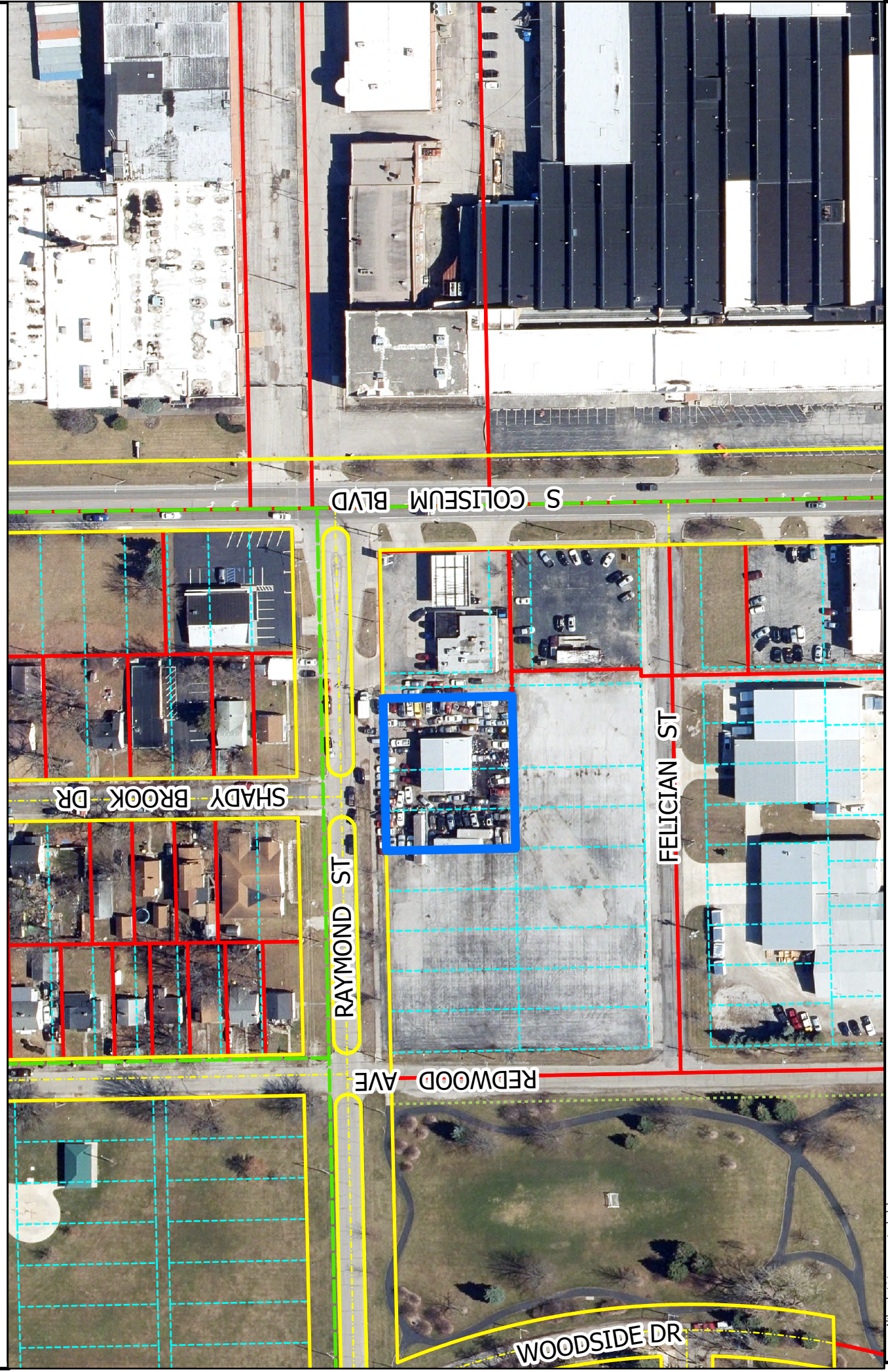
Related Petitions: None

Effect of Passage: Property will be rezoned to the I2/General Industrial zoning district, which would permit the existing automobile repair use.

Effect of Non-Passage: Property will remain zoned I1/Limited Industrial, which does not permit existing automobile use. The site may continue with existing or non-conforming uses, and may be redeveloped with areas for low intensity industrial or manufacturing operations, wholesale and/or storage activities, and similar uses.



Rezoning Petition REZ-2025-0030 - 3904 Raymond Street

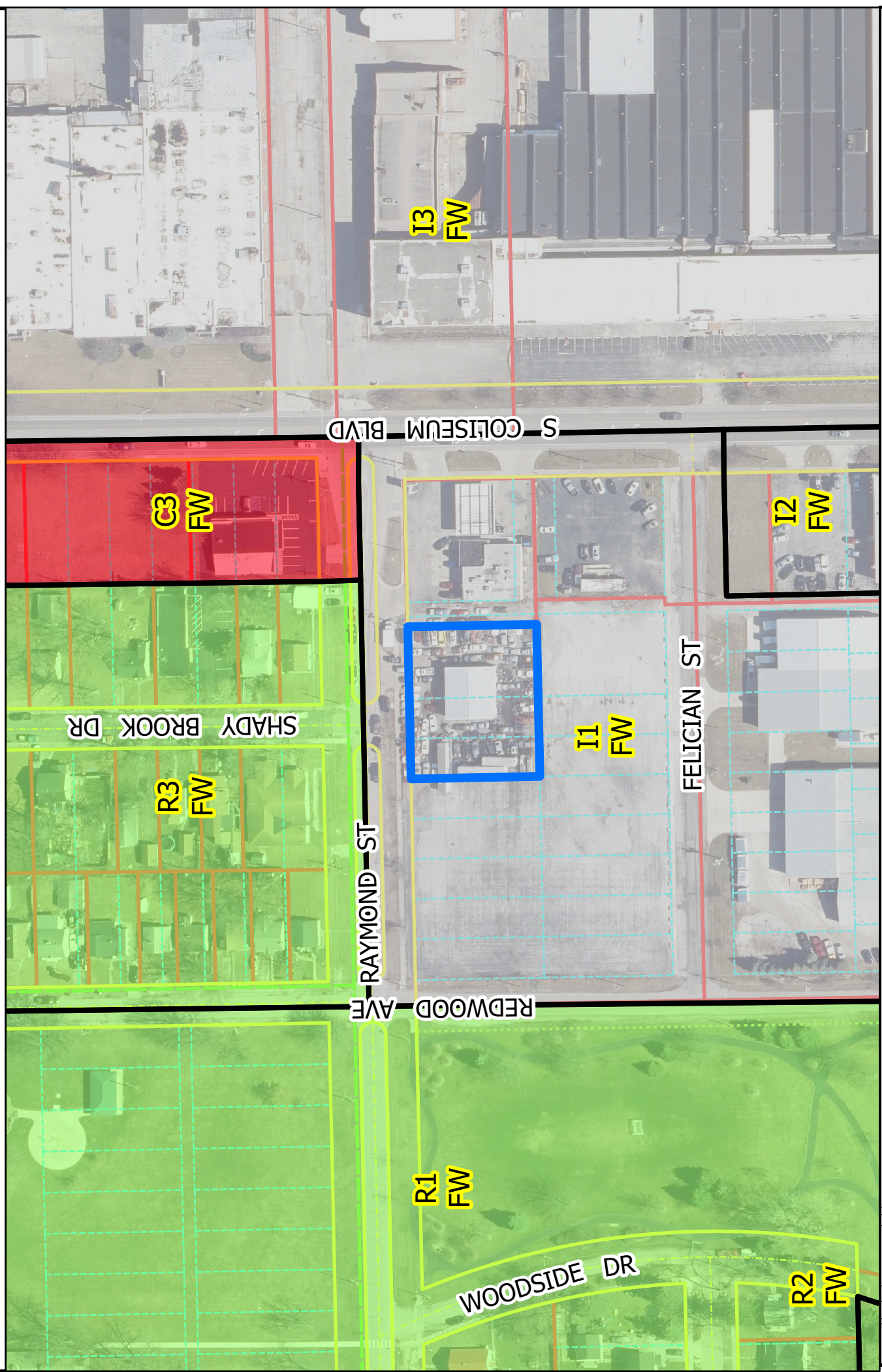


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 5/20/2025

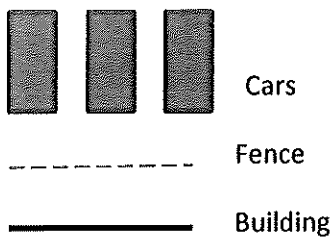
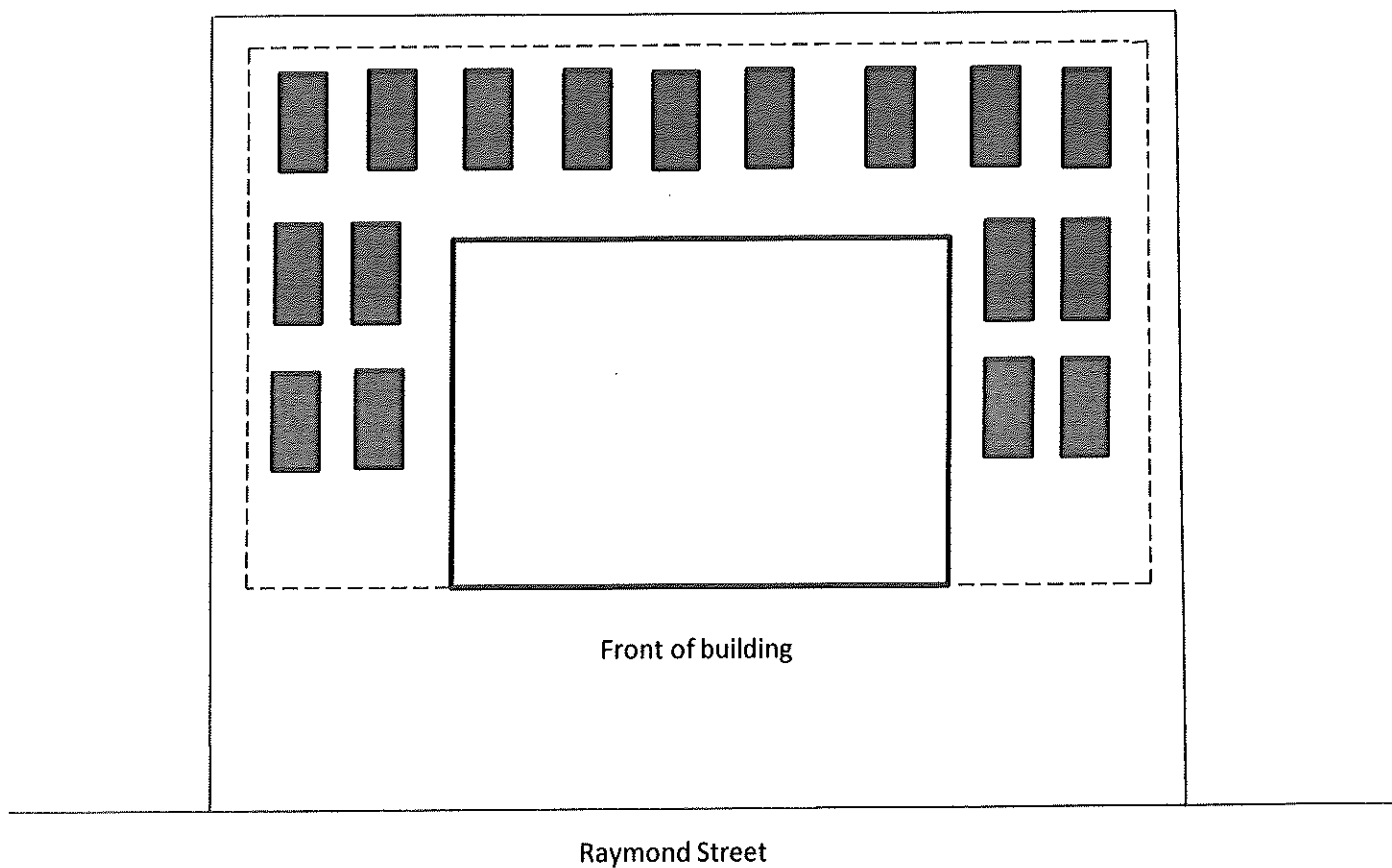


Rezoning Petition REZ-2025-0030 - 3904 Raymond Street



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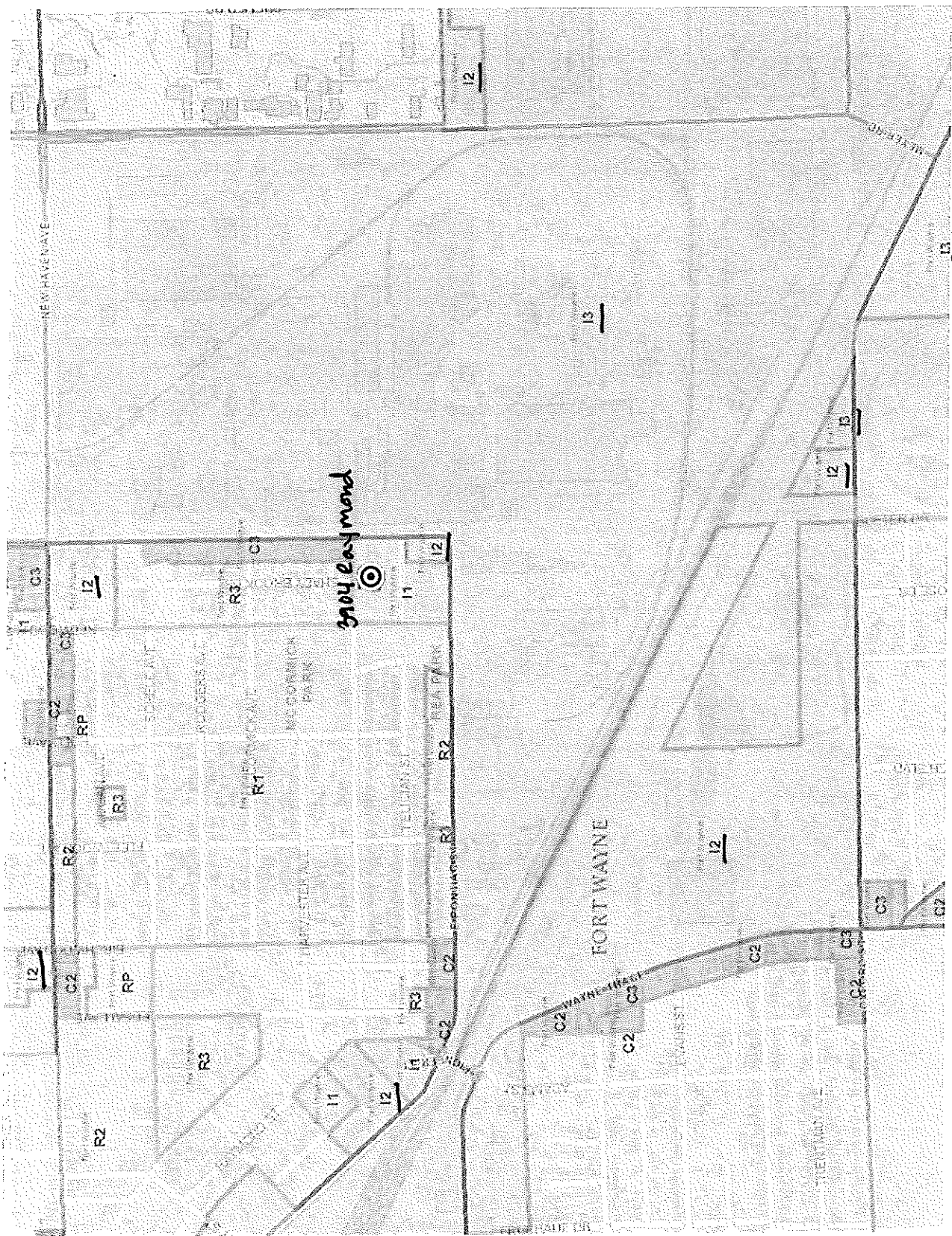
3904 Raymond Street Fort Wayne, In 46803

Not a certified boundary survey- illustrative only for zoning purposes

2. Legal Description

A part of a parcel located in the City of Fort Wayne, Adams Township, Allen County, Indiana, containing approximately 0.426 acres more or less, commonly known as 3904 Raymond Street, Fort Wayne, IN 46803.

This legal description is provided for zoning purposes only and is not based on a certified survey. The parcel is identified as one unified property to be rezoned from I1 to I2 to bring the current use (automotive repair) into zoning compliance.



Car Tech Auto & Tires
3904 Raymond Street
Fort Wayne, IN 46803

Submission of Rezoning Application Packet – 3904 Raymond Street

Dear Planning Staff,

Please accept this letter and the enclosed materials as a complete submission for our zoning map amendment request. We are applying to rezone the property at 3904 Raymond Street from I1 (Limited Industrial) to I2 (General Industrial) to bring the existing automotive repair use into compliance.

Included in this submission packet are the following documents:

1. Completed and signed Rezoning Petition Application
2. Legal Description (in Word format)
3. Justification Letter
4. Site Plan
5. Boundary Sketch (illustrative only)
6. Letters of Support and signed petition

We appreciate your time and assistance in reviewing our application. Please contact us at 260-203-7501 or rcardenas@bjsrestaurants.com if any further information is needed.

Sincerely,

Luis Cardenas

Car Tech Auto & Tires

Car Tech Auto & Tires

3904 Raymond Street

Fort Wayne, IN 46803

Phone: 260-203-7501

Email: rcardenas@bjsrestaurants.com

To the Fort Wayne Plan Commission,

We respectfully submit this letter in support of our zoning map amendment request to rezone the property at 3904 Raymond Street from I1 (Limited Industrial) to I2 (General Industrial). Car Tech Auto & Tires has been operating at this location for over 15 years, providing affordable and reliable automotive repair services to the surrounding community.

The business was originally established by family members and has remained a stable and valued part of the neighborhood. We recently became aware that the I1 zoning classification does not fully permit our operations. In response, we are seeking to correct this through a proper rezoning process that aligns our use with the appropriate zoning designation. The I2 classification will allow us to continue our services legally and responsibly, while also making modest improvements such as fencing and organized vehicle storage.

We take pride in maintaining a clean and safe property, treating customers with honesty, and being a reliable small business in Fort Wayne. We believe this rezoning request is appropriate given the property's industrial surroundings and its long-standing use as an auto repair facility.

We respectfully ask for your favorable consideration of our application. Thank you for your time and dedication to the community.

Sincerely,

Car Tech Auto & Tires

Luis Cardenas, Business Representative

**Department of Planning Services
Rezoning Petition Application**

Applicant

Applicant Luis Cardenas
Address 3630 Raymond St
City Fort Wayne State IN Zip 46803
Telephone 260 203 7501 E-mail rcardenas@bjsrestaurants.com

Property Ownership

Property Owner DENISE DIAZ DE LEON
Address 202 E CRAWN LN
City FORT WAYNE State IN Zip 46816
Telephone 260-580-1677 E-mail diazdeleonindia661057@gmail.com

Contact Person

Contact Person Robin Cardenas
Address 3630 Raymond St
City Fort Wayne State IN Zip 46803
Telephone 260 203 7501 E-mail rcardenas@bjsrestaurants.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 3904 Raymond St Township and Section Adams, 16
Present Zoning I 1 Proposed Zoning I 2 Acreage to be rezoned .426
Purpose of rezoning (attach additional page if necessary) To bring the existing auto repair facility into compliance with zoning regulations and allow continued operation under I2 zoning.
Sewer provider City of FW utilities Water provider City of FW utilities

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

Luis Cardenas
(printed name of applicant)

[Signature]
(signature of applicant)

05-06-25
(date)

DENISE DIAZ DE LEON
(printed name of property owner)

[Signature]
(signature of property owner)

05-06-25
(date)



Received	Receipt No.	Hearing Date	Petition No.
5/6/25	147499	6/9/25	0030

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



Rezoning Questionnaire – Department of Planning Services

Project Address: 3904 Raymond Street, Fort Wayne, IN 46803

Applicant: Luis Cardenas / Car Tech Auto & Tires

1. 1. Is this rezoning petition in substantial compliance with the All In Allen Comprehensive Plan?

Yes. The rezoning to I2 supports the All In Allen Comprehensive Plan by aligning land use with existing conditions, supporting reinvestment in industrial corridors, and promoting local small business operations that benefit the community.

2. 2. Will the current conditions and character of current structures and uses be affected?

No. The property has been used for auto repair for over 15 years with no substantial changes to the site. This rezoning request brings the existing use into compliance without altering the established character or structures.

3. 3. Is this the most desirable use for which the land in the district is adapted?

Yes. The property is already being used in a manner consistent with surrounding I2 and I3-zoned properties. It is well suited for general industrial use and has operated effectively in this capacity for over a decade.

4. 4. Will this rezoning proposal conserve the property values throughout the jurisdiction?

Yes. Legalizing the existing long-term use promotes regulatory clarity, stability, and responsible growth. The site is maintained and contributes positively to the area's appearance and economy.

5. 5. Does this rezoning proposal demonstrate responsible development and growth?

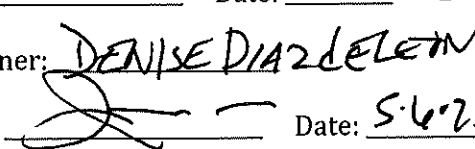
Yes. The proposed rezoning supports responsible development by continuing the lawful operation of an established, community-serving business without increasing intensity or changing the footprint of the property.

Printed name of applicant: Luis Cardenas

Signature of applicant: 

Date: 05.04.25

Printed name of property owner: DENISE DIAZ DELEN

Signature of property owner: 

Date: 5.6.25

Community Support Petition - Rezoning of 3904 Raymond Street

We, the undersigned, support the rezoning of 3904 Raymond Street, Fort Wayne, IN 46803 from I1 (Limited Industrial) to I2 (General Industrial). The property has been home to Car Tech Auto & Tires, a locally owned and operated automotive repair business serving the community for over 15 years.

We believe this rezoning request is appropriate and beneficial for the neighborhood. It reflects the long-standing, positive use of the property and ensures the continued availability of trusted and affordable vehicle services. We support the request and urge the Fort Wayne Plan Commission and City Council to approve the rezoning.

Please provide your information below to show your support.

Name	Address	Phone (optional)	Signature
Travis Barb	421 Pinegrove Lane Apt A Fort Wayne IN, 46807	608-290-5848	TB
Sarah Horst	1926 Cortland Ave	505-550-7527	SH
Nathaniel Vargas	1126 Cortland Ave	240-282-0257	NV
Mallory McCauley	421 Pinegrove Ln Apt A Fort Wayne, IN 46807	260 433 9182	MM
Tatiana Black	437 E. Washington St Huntington IN 46750	260 388 7751	TB
Amari Lewis	7002 tiger lily Pl	260-445-0601	AL
Emily Acosta	10333 lake tahoe dr		
Rhney Wade	7312 Lakeridge Dr.	260-2036252	AW
Heather Keeney	15010 Mimmie Rd	260-446-7087	HK
James Luge	5710 Burnham Woods Ln	210-844-8350	JB
Courtney Baker	7326 Hickory Creek Dr.	260 403 4045	CB
Riley Wilson	249 Condit St Huntington IN 46750	(574)-376-5603	RW
Morrigan Cawins	14983 windwood ct.	(260) 458-7471	MC
Zach Chrisman	1806 Phillip St Auburn IN 46706	(260) 235-1574	ZC
Alex Valdez	4826 Oak Knob Run FW IN 46845	972 795 0455	AV
Jacqueline	201 Killebrew Fort Wayne	260 515 3198	JS

Name	Address	Phone (optional)	Signature
James Ruby	201 Killeast Apt 2	260 6048504	JR
Jeff Acre	1358 Midkinnie	260 815 2138	JA
Jennifer Acre	201 Killea Apt 2	260 6615164	JA
Jewel New	812 Runion Ave	260 418 5141	JN
Nicholas Friedrich	7233 Adams CR	260-479-0072	
Zachariah Darling	1444 Melbourne	260-210-2808	ZD
Gabby Gamble	1418 Taylor Street	260 750 2244	GG
Cleo Oeiser	3341 McCormick	260 466 9601	C.O
Chelsey Reinhart	5118 Evans Road	260-608-3607	CR
Briana Gladys	4822 Jason Drive	260-312-5231	BA
Taylor Schlosser	4321 Walkers Ridge	260-299-2791	TS
Brian Farmer	249 Northeast Drive	260-348-8105	BF
Tyler Moldovan	1920 Hobson rd	260 418 5677	TM
Michelle Moldovan	1028 Elmwood Ave	260 498 5190	mm
Tom Baigent	1028 Elmwood Ave	260 633 9625	TB