

#REZ-2025-0031

BILL NO. Z-25-05-12

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. U34 (Sec. 21 of St. Joseph 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

Part of the Northeast Quarter of Section 21, Township 31 North, Range 13 East of the Second Principal Meridian, St. Joseph Township in Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 25027733, dated March 27, 2025, and being more particularly described as follows:

Commencing at a 1" steel bar in box marking the Northeast corner of said Northeast Quarter; thence South 01 degrees 39 minutes 38 seconds East (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 693.73 feet along the East line of said Northeast Quarter and within the right-of-way of Maplecrest Road to a point; thence South 87 degrees 25 minutes 03 seconds West, a distance of 304.69 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the POINT OF BEGINNING of the herein described tract; thence South 39 degrees 30 minutes 52 seconds West, a distance of 33.23 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the point of curvature of a tangent curve, concave to the Northwest, having a radius of 139.32 feet; thence Southwesterly along said curve a distance of 71.40 feet, having a central angle of 29 degrees 21 minutes 42 seconds, and a chord of 70.62 feet bearing South 54 degrees 11 minutes 43 second West to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the point of tangency of said curve; thence South 68 degrees 52 minutes 33 seconds West, a distance of 8.59 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the point of curvature of a tangent curve, concave to the North, having a radius of 122.00 feet; thence Westerly along said curve a distance of 38.09 feet, having a central angle of 17 degrees 53 minutes 17 seconds West, and a chord of 37.93 feet bearing South 77 degrees 49 minutes 12 seconds West to a Dura Nail with a "Miller Surveying Firm #0095" identification ring at the point of tangency of said curve; thence South 86 degrees 45 minutes 50 seconds West, a distance of 42.50 feet to a Dura Nail with a "Miller Surveying Firm #0095"

1
2 identification ring; thence North 02 degrees 42 minutes 18 seconds West, a distance of 245.50
3 feet to a Dura Nail with a "Miller Surveying Firm #0095" identification ring; thence North 87
4 degrees 28 minutes 33 seconds East, a distance of 93.58 feet to a 5/8" steel rebar with a "Miller
5 Land Surveying Firm #0095" identification cap at the point of curvature of a tangent curve,
6 concave to the Southwest, having a radius of 49.29 feet; thence Southeasterly along said curve a
7 distance of 32.74 feet, having a central angle of 38 degrees 03 minutes 26 seconds, and a chord of
8 32.14 feet bearing South 73 degrees 29 minutes 44 seconds East to a Dura Nail with a "Miller
9 Surveying Firm #0095" identification ring at the point of tangency of said curve; thence South 54
10 degrees 28 minutes 01 seconds East, a distance of 12.43 feet to a 5/8" steel rebar with a "Miller
11 Land Surveying Firm #0095" identification cap at the point of curvature of a tangent curve,
12 concave to the Southwest, having a radius of 27.86 feet; thence Southeasterly along said curve a
13 distance of 22.66 feet, having a central angle of 46 degrees 36 minutes 19 seconds, and a chord of
14 22.04 feet bearing South 31 degrees 09 minutes 52 seconds East to a 5/8" steel rebar with a
15 "Miller Land Surveying Firm #0095" identification cap at the point of tangency of said curve;
16 thence South 07 degrees 51 minutes 42 seconds East, a distance of 57.80 feet to a 5/8" steel
17 rebar with a "Miller Land Surveying Firm #0095" identification cap at the point of curvature of a
18 tangent curve, concave to the Northeast, having a radius of 99.03 feet; thence Southeasterly
19 along said curve a distance of 50.85 feet, having a central angle of 29 degrees 25 minutes 19
20 seconds, and a chord of 50.30 feet bearing South 22 degrees 34 minutes 22 seconds East to a
21 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the point of
22 tangency of said curve; thence South 37 degrees 17 minutes 01 seconds East, a distance of 8.15
23 feet to a 5/8" steel rebar with a "Miller Land Surveying Firm #0095" identification cap at the
24 point of curvature of a tangent curve, concave to the West, having a radius of 18.93 feet; thence
25 Southwesterly along said curve a distance of 25.37 feet, having a central angle of 76 degrees 47
26 minutes 53 seconds, and a chord of 23.51 feet bearing South 01 degrees 06 minutes 55 seconds
27 West to the Point of Beginning. Containing 0.809 acres, more or less. Subject to easements of
28 record.

18 and the symbols of the City of Fort Wayne Zoning Map No. U34 (Sec. 21 of St. Joseph Township),
19 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
20 hereby changed accordingly.

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

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2025-0031
Bill Number: Z-25-05-12
Council District: 1 – Paul Ensley

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 0.89 acres from SC/Shopping Center to C3/General Commercial

Location: Immediately east of St. Joe Village Kroger (6002 Saint Joe Center Rd) (Section 21 of St. Joseph Township)

Reason for Request: To permit a car wash

Applicant: Fort Wayne Car Wash Investments c/o Kerry Sewell

Property Owner: Topvalco Inc

Related Petitions: Primary Development Plan – Saint Joe Center Car Wash

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which would permit a car wash.

Effect of Non-Passage: Property will remain zoned SC/Shopping Center, which does not permit a car wash. The site may continue with existing or non-conforming uses, and may be redeveloped with limited retail uses, along with certain residential, and similar uses.

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4 SECTION 3. That this Ordinance shall be in full force and effect from and after its passage
5 and approval by the Mayor.
6

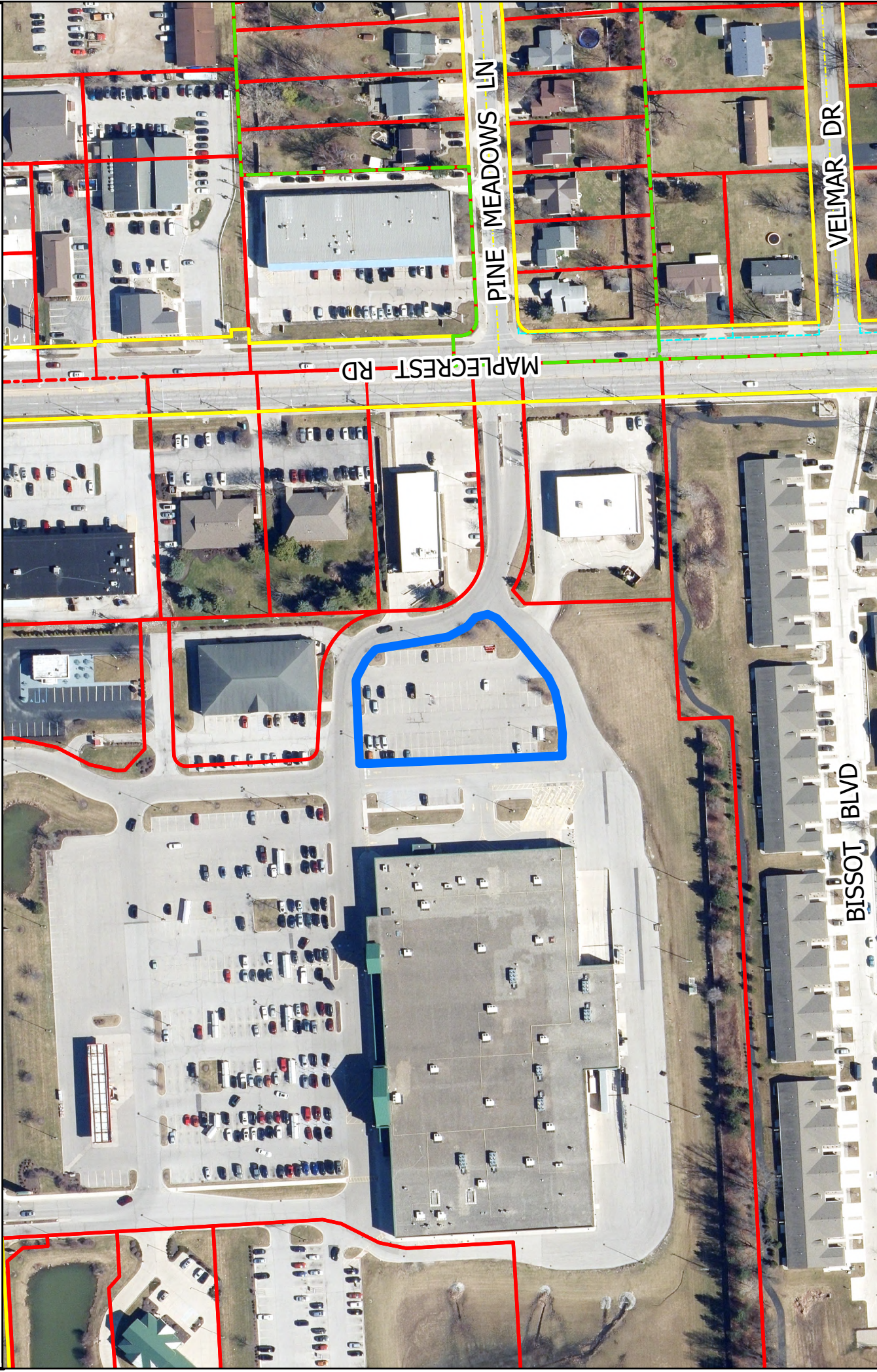
7 _____
8 Council Member

9 APPROVED AS TO FORM AND LEGALITY:
10

11 _____
12 Malak Heiny, City Attorney
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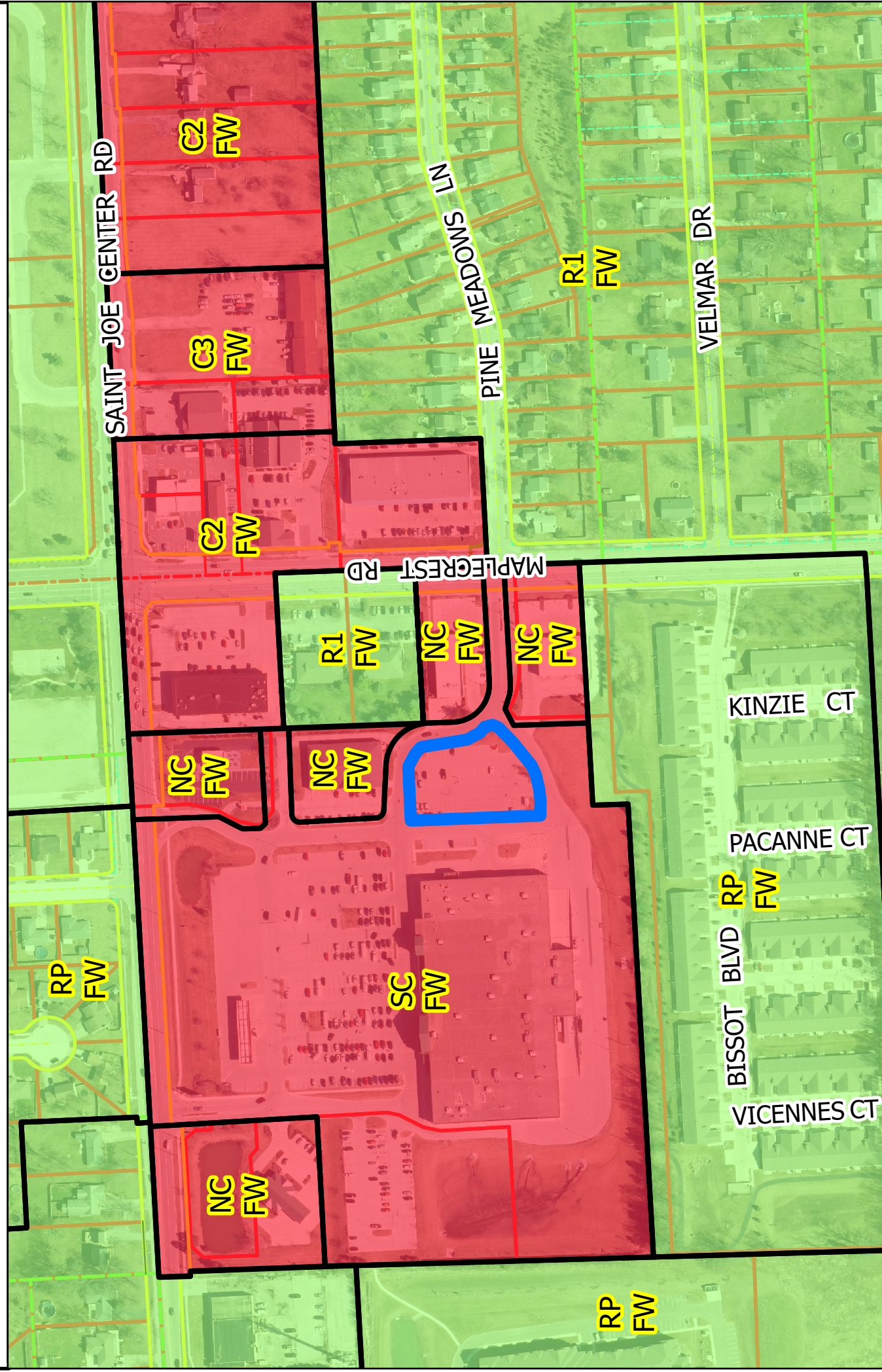


Rezoning Petition REZ-2025-0031 and Primary Development Plan PDP-2025-0020 - Saint Joe Center Car Wash



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





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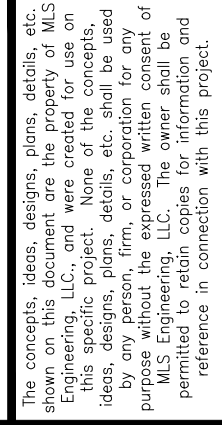
Fort Wayne Office
10660 Bent Creek Boulevard
Mishawaka, IN 46585
Phone: (260) 489-8571

Marion Office
221 Tower Drive
Mishawaka, IN 46572
Phone: (260) 692-6156

www.mlswebste.us

REVISIONS:

[illegible][illegible][illegible]



gine
S YOUR TOMORROW
www.mlswebsite.us

MLSE ENGINE

PREPARED FOR:
Fort Wayne
Investment
905 Hicko
Mansfield, O
(419) 34

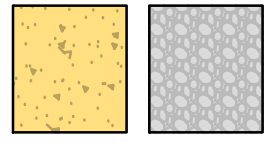
REVISIONS:

Top Express - St Joe Center
6002 St. Joe Center Road
Fort Wayne, IN 46835
Primary Development Plan
Site Plan

Sheet Number

PP-1

PROPOSED FEATURES LEGEND



= CONCRETE SIDEWALK / PAVEMENT

= STONE PAVEMENT SECTION

EXISTING PROPERTY / RIGHT-OF-WAY LINE

EXISTING UTILITY EASEMENTS

BUILDING SETBACK LINE

STORM PIPE AND PIPE END SECTION

C. A. JONES & D. S. J. BIRCH

SANITARY PIPE

[illegible]

STORM / SANITARY CLEANOUT

STORM CATCH BASIN / INLETS

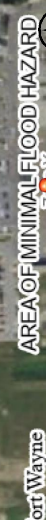
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WATER VALVE



NOT TO SCALE

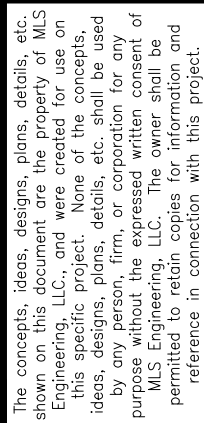


NOT TO SCALE



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Fort Wayne, IN 46825
Phone: (260) 489-8571

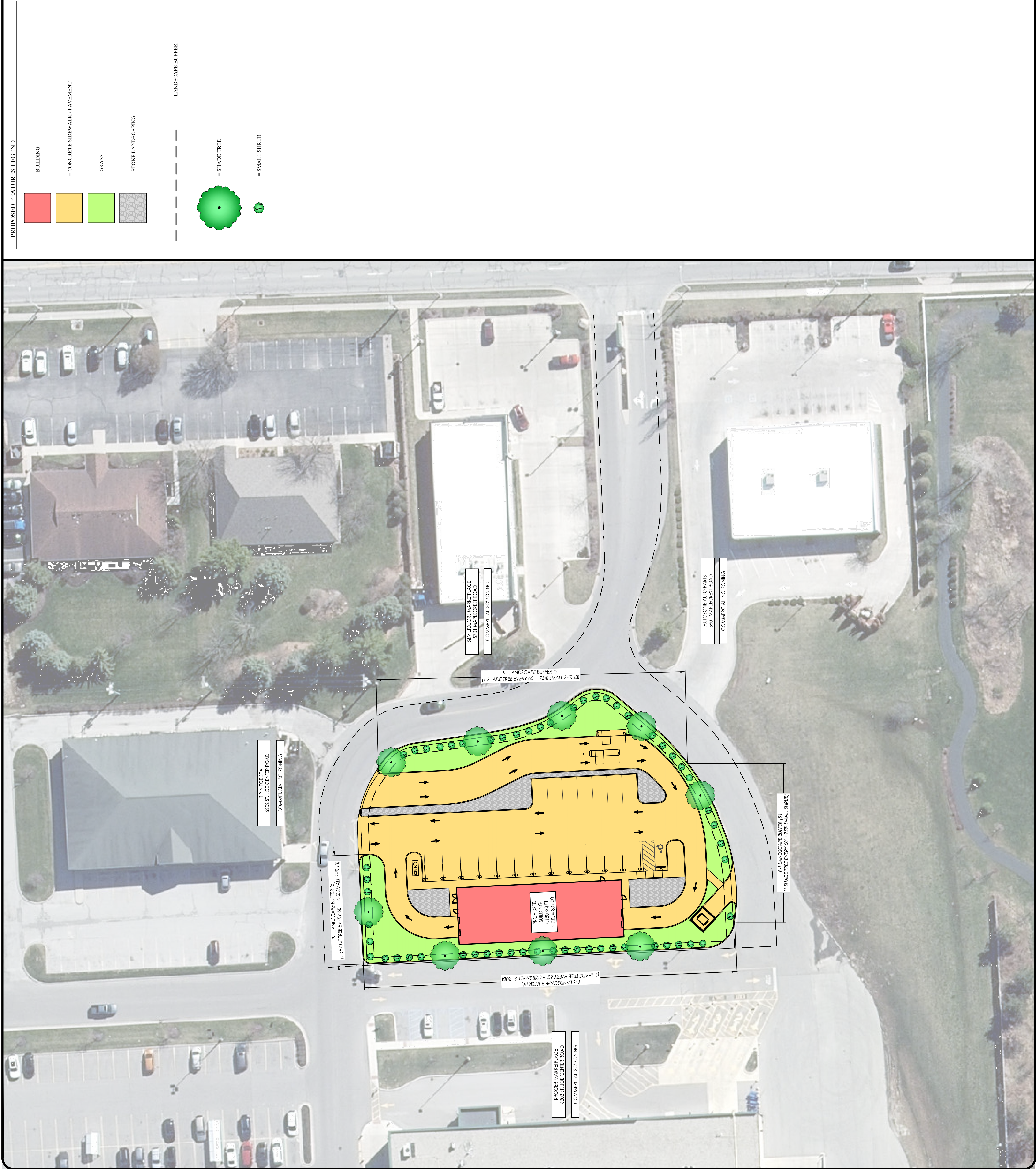
Fort Wayne Wash
Investments, LLC
905 Hickory Lane
Mansfield, Ohio 44905
(419) 345-6114

REVISIONS:

Tip Top Express - St Joe Center 6002 St. Joe Center Road Fort Wayne, IN 46835	Primary Development Plan	Landscape Plan
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Date: 04-10-2025
Design By: CAS/CAD
Checked By: DJS
Project No.: 25027733
Sheet Number

PP-2





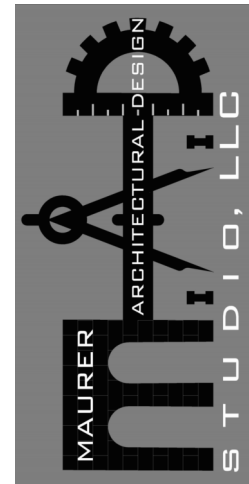
SITE PLAN GENERAL NOTES

- THIS ARCHITECTURAL SITE PLAN DRAWING IS INTENDED TO BE COORDINATED AND USED IN CONJUNCTION WITH THE CIVIL ENGINEER'S SITE PACKAGE REEF TO CIVIL DRAWINGS FOR DETAILED SITE UTILITY INFORMATION, DETAILS, AND DIMENSIONS.
- ZONING: C-3 - GENERAL COMMERCIAL
- USE: CAR WASH - AUTOMOBILE WASHING FACILITY
- SETBACKS (HEIGHT UP TO 30'-0" NOT ADJACENT TO RESIDENTIAL DISTRICTS):
 - a. FRONT YARD SETBACK: 35'-0"
 - b. SIDE YARD SETBACK: 25'-0"
 - c. REAR YARD SETBACK: 10'-0"

- PRELIMINARY -
NOT FOR
CONSTRUCTION

FOR REVIEW
AND COORDINATION
PURPOSES ONLY

- ☒ REVIEW DOCUMENT
- ☐ BIDDING DOCUMENT
- ☐ PERMIT DOCUMENT
- ☐ FOUNDATION CONST.
- ☐ SHELL CONSTRUCTION
- ☐ FULL CONSTRUCTION
- ☐ AS-BUILT DOCUMENT



MAD Studio
1721 Willowick Road
Mansfield, Ohio 44907
(567) 247-0515
Brad@MADStudioLLC.COM

NEW CAR WASH BUILDING FOR:
ST. JOE CENTER
6002 ST. JOE CENTER RD.
FORT WAYNE, INDIANA 46835

SITE PLAN CODED NOTES

- | MARK | DESCRIPTION |
|------|---|
| 1 | LANDSCAPE GRASS YARD |
| 2 | LANDSCAPE ISLAND CONSISTING OF GRAVEL, MULCH, OR GRASSES WITH PLANTINGS. SEE OWNER'S LANDSCAPE INFORMATION FOR ADDITIONAL LANDSCAPE INFORMATION. |
| 3 | 8'-0" WIDE ADA PARKING SPACE WITH 8'-0" MINIMUM STRIPED ACCESS SPACE, SIGNAGE, AND 1:12 SLOPE ACCESS RAMP AT SIDEWALK. COORDINATE WITH CIVIL DRAWINGS. |
| 4 | 10'-0" WIDE EMPLOYEE PARKING SPACES. COORDINATE WITH CIVIL DRAWINGS. |
| 5 | 12'-0" WIDE VACUUM SPACES. COORDINATE WITH EQUIPMENT AND CIVIL DRAWINGS. |
| 6 | STACKING SPACES (23) SHOWN @ 9' x 20' FOR EACH SPACE. |
| 7 | CONCRETE BUILDING EXTERIOR DRIVES / WALKS / GRADE WITH CIVIL DRAWINGS. |
| 8 | PAY STATION EQUIPMENT, CONCRETE ISLAND, AND GATE, AS PER MANUFACTURER DRAWINGS AND SPECIFICATIONS. |
| 9 | VACUUM PRODUCER ON CONCRETE PAD AS PER MANUFACTURER DRAWINGS AND SPECIFICATIONS. |
| 10 | 18" DIA. POST BASE FOR OWNER DISCLAIMER SIGNAGE. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. TYPICAL OF (12). |
| 11 | 150 W. 21,900LM 5000K LED SITE LIGHTING FIXTURE ON 18'-0" TALL POLE AND 150 W. 21,900LM 5000K LED SITE LIGHTING FIXTURE ON 18'-0" TALL POLE. SEE ELECTRICAL AND PHOTOMETRIC PLAN. TYPICAL OF (7). |
| 12 | DUMPSTER (5 YARD) AND SCREEN SYSTEM TO MATCH BUILDING COLORS AND MATERIAL. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. |
| 13 | DEVELOPMENT STANDARD BUILDING SETBACK LINES (SHOWN DASHED). SEE NOTES FOR SETBACK REQUIREMENTS. COORDINATE WITH CIVIL DRAWINGS. |



ISSUE AND REVISION LOG	
No.	Description Date

ARCHITECTURAL
SITE PLAN

Project Number	202419
Date	4/10/2025 4:01:11 PM
Drawn by	MAD
Checked by	B2M

A0.1

GENERAL ELEVATION NOTES

1. SIGNAGE
- ALL SIGNAGE AND GRAPHICS SHALL CONFORM TO LOCAL CODE REQUIREMENTS. SIGNAGE AND GRAPHICS SHOWN ON ELEVATIONS ARE FOR REFERENCE ONLY. FINAL SIGNAGE AND GRAPHIC DESIGN WILL BE SUBJECT TO A SEPARATE SUBMISSION AND APPROVAL PROCESS.
2. MATERIAL INDEX
- A. MATERIAL COLOR SCHEME IS TO BE COORDINATED WITH OWNER PRIOR TO ANY PURCHASE OR INSTALLATION.

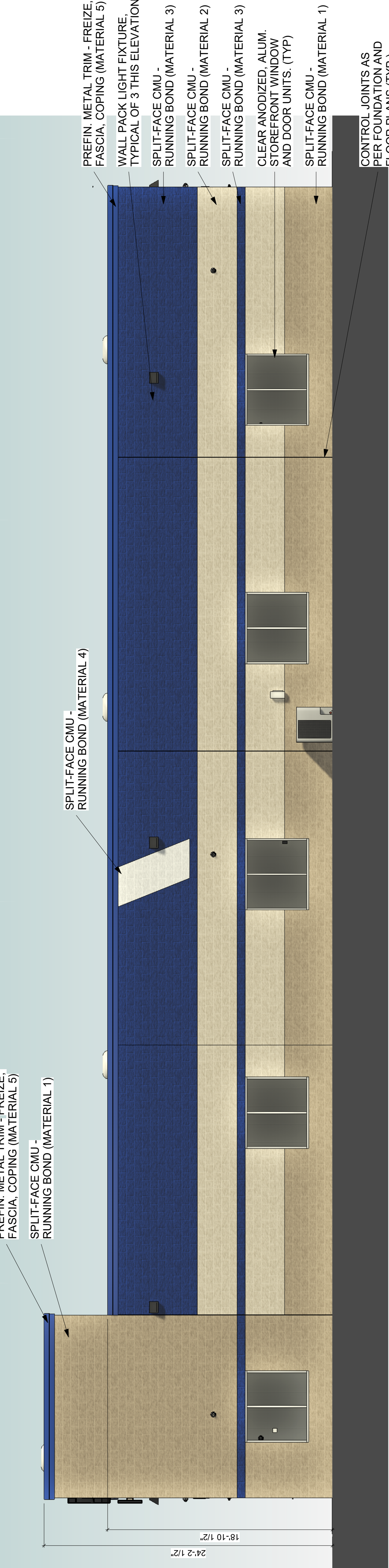
• MATERIAL #1 - SPLIT-FACE CMU-RUNNING BOND. PAINTED KHAKI

• MATERIAL #2 - SPLIT-FACE CMU-RUNNING BOND. PAINTED PANDA WHITE

• MATERIAL #3 - SPLIT-FACE CMU-RUNNING BOND. PAINTED ACCENT BLUE

• MATERIAL #4 - SPLIT-FACE CMU-RUNNING BOND. PAINTED WHITE

• MATERIAL #5 - MATERIAL VARIES, ACCENT COLOR MAY VARY



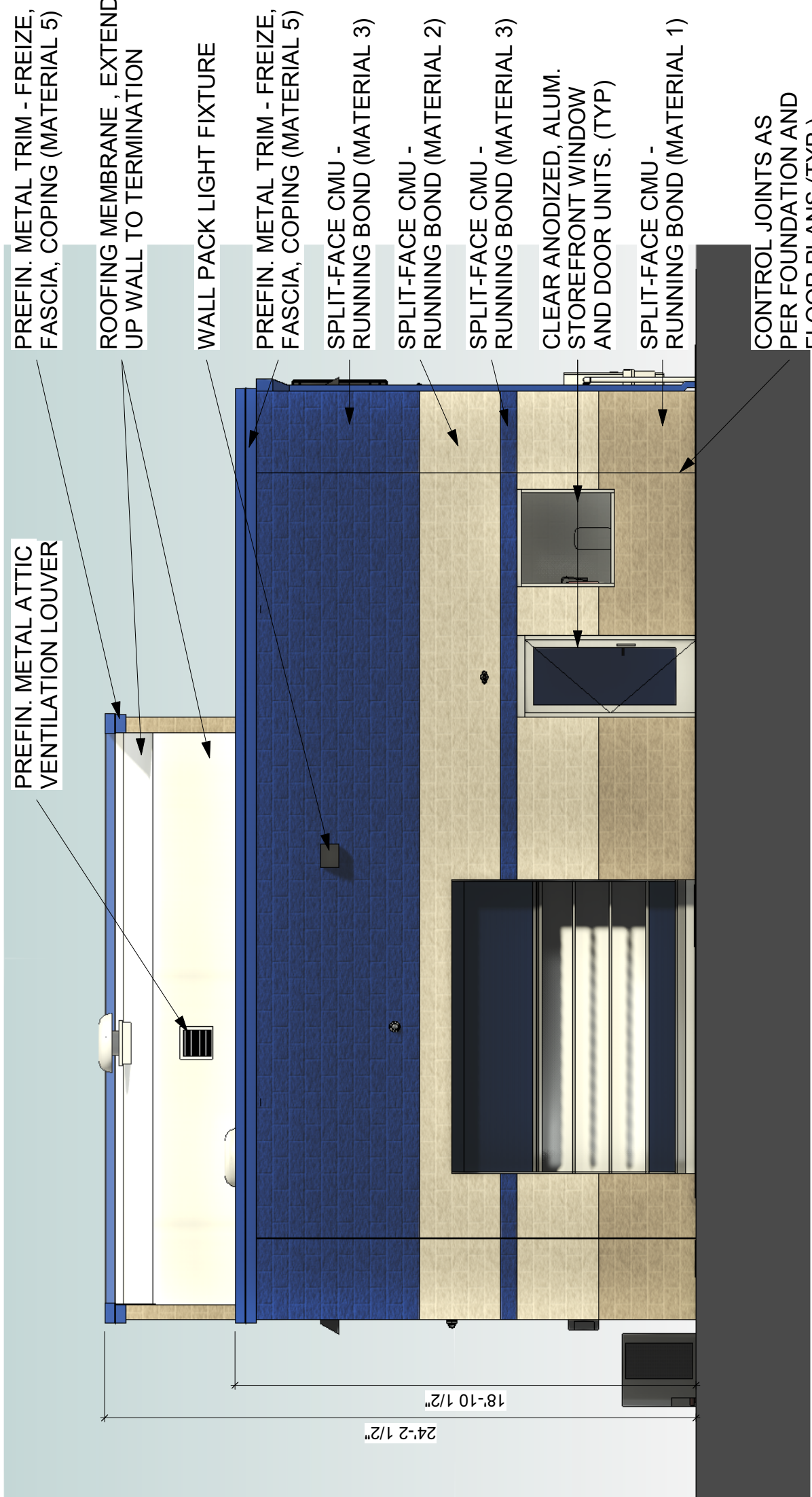
1
A2.1 3/16" = 1'-0"

EXTERIOR ELEVATION - SOUTH



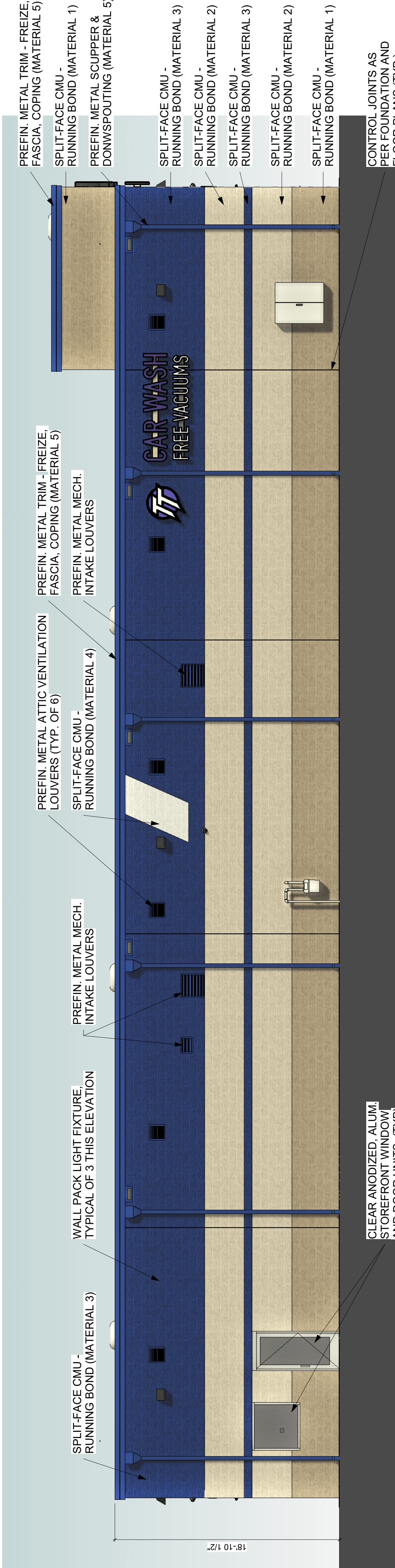
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A2.1 3/16" = 1'-0"

EXTERIOR ELEVATION - WEST



3
A2.1 3/16" = 1'-0"

EXTERIOR ELEVATION - EAST



4
A2.1 3/16" = 1'-0"

EXTERIOR ELEVATION - NORTH

NEW CAR WASH BUILDING FOR:
ST. JOE CENTER
6002 ST. JOE CENTER RD.
FORT WAYNE, INDIANA 46835

ISSUE AND REVISION LOG	
No.	Description Date

EXTERIOR
ELEVATIONS

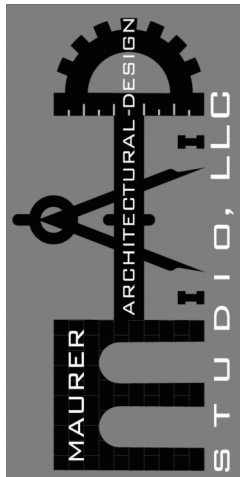
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Drawn by	MAD
Checked by	B2M

A2.1

- PRELIMINARY -
NOT FOR
CONSTRUCTION

FOR REVIEW
AND COORDINATION
PURPOSES ONLY

- ☒ REVIEW DOCUMENT
- ☐ BIDDING DOCUMENT
- ☐ PERMIT DOCUMENT
- ☐ FOUNDATION CONST.
- ☐ SHELL CONSTRUCTION
- ☐ FULL CONSTRUCTION
- ☐ AS-BUILT DOCUMENT



MAD Studio
1721 Willowick Road
Mansfield, Ohio 44907
(567) 247-0515
Brad@MADstudioLLC.COM

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Fort Wayne Car Wash Investments c/o Kerry Sewell
Address 765 Ridge Lake Blvd.
City Memphis State TN Zip 38120
Telephone 419-345-6114 E-mail twalter@ohiocwh.com

Property Ownership
Property Owner Topvalco, Inc. ("Kroger")
Address 1014 Vine Street
City Cincinnati State Ohio Zip 45202
Telephone _____ E-mail _____

Contact Person
Contact Person Corey Smith
Address 10060 Bent Creek Blvd.
City Fort Wayne State IN Zip 46825
Telephone 260.489.8571 E-mail coreysmith@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 6002 St. Joe Center Road Township and Section Twp. 31/Sec. 21
Present Zoning SC Proposed Zoning C-3 Acreage to be rezoned 809
Purpose of rezoning (attach additional page if necessary) To construct a modest car wash to augment to complement the grocery, related gas station, and other retail offerings at St. Joe Shopping Center.
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 (please complete attached document)

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

Kerry Sewell

(printed name of applicant)

Topvalco, Inc., an Ohio Corporation
Rick J. Landrum, Vice President

(printed name of property owner)

[Signature]

(signature of applicant)

[Signature]

(signature of property owner)

4/23/25

(date)

4/24/25

(date)



Received	Receipt No.	Hearing Date	Petition No.
5-1-25	147469	6-9-25	0031

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
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1. The Comprehensive Plan;

The proposed rezoning for the Project 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. The Project appears to be designated in the plan as Community Commercial. The C3 Zoning Designation requested is compatible with community commercial, regional commercial, business and office park, and institutional. In addition, the C3 Zoning designation is potentially compatible with RP with building design, landscaping, connectivity, shared access and street interconnections – all of which is addressed and present on the site.

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

This Project consists of a modest .809-acre parcel contained and encapsulated wholly within the Kroger/St. Joe Shopping Center on the east side of Kroger's main building at the corner of St. Joe Center Road and Maplecrest. The Applicant is Fort Wayne Car Wash Investments ("Applicant"). The area is decidedly commercial. The Project is encapsulated in an SC zoning designation. In addition, there are NC zoning designations immediately adjacent thereto. There is an R1 zoning district adjacent to the shopping center (slightly North of the Project); however, those are utilized as health services offices. The Applicant's proposed building is just over 4000 sf. The property is presently used for surface parking but, due to its location to the east of Kroger, the area is underutilized and inconvenient for parking for the shopping center. The Project is surrounded by many other businesses including Star Financial, Zesto Ice Cream, Starbucks, Auto Zone, Bamboo Garden, CVS, and a Kroger Fuel Center, among others. S & V Liquors, Tip N Toe Spa, and AutoZone are immediately adjacent to the Project.

To the South of the Project, by a considerable distance, is the Redwood Fort Wayne Apartment Development. The Redwood Apartment Development was constructed at least ten (10) years *after* the shopping center and related commercial uses were already constructed and operating based on historical imagery in GIS mapping. The Redwood Fort Wayne Apartment Development (RP Zoning District) is buffered by a substantial berm (approximately 10 ft in height and also quite wide) that shields apartment renters from the operations of the shopping center. Some fencing and landscaping also exists along the top of this berm. The Redwood advertises on its website (presumably as an enticement to potential renters) that amenities are just a "stone's throw away." Fort Wayne Zoning Ordinance 157.209(A) expressly states that an RP Planned Residential Zoning District is "intended to create areas for mixed residential uses. The purpose of this district is to permit residential and other compatible nonresidential uses, where adequate facilities are available." The Land Use Compatibility Matrix in the *All in Allen Plan* (pg. 213) notes that RP is a highly compatible designation, including but not limited to suburban corridors, urban corridors, neighborhood commercial, community commercial regional commercial, downtown, town center, business and office park, utility and institutional. No use is discouraged in the Land Use Compatibility Matrix.

One of the common concerns raised with regard to car washes is noise related to outdoor vacuums. In this case, Kroger is supportive of the project. In addition, the distance between all adjacent development

is considerable, which naturally mitigates sound from this modest-scaled car wash. It is not anticipated that businesses will experience any material, additional sound impacts in an already commercial area abutted by St. Joe Center and Maplecrest Roads. Adjacent site development is also oriented so that no frontage to any business faces the vacuums directly. Access to any adjacent business is also not impeded to any adjacent business as the site plan contemplates appropriate “stacking” and ingress/egress easements.

As described, the St. Joe Center Shopping Center is very decidedly commercial with consistent, heavy traffic and signalized intersections. There are five (5) lanes for traffic along St. Joe Center Road and Maplecrest.

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

The property’s most desirable use is commercial in light of it being wholly contained in the Kroger/St. Joe Center Shopping Center footprint, which is already zoned SC. The Applicant’s use as a modest automobile washing facility is appropriate to this commercial area and the adjacent St. Joe Center Road/Maplecrest corridors which contains numerous other commercial businesses. The Applicant will construct a new facility with appropriate landscaping consistent with its other projects and brand generally. No development waivers are being requested by the Applicant. The car wash will have limited hours of operation (8 am – 7 pm Monday through Saturday and 9 am to 5 pm on Sunday). A decibel chart is attached evidencing the mitigation of sound by virtue of distance.

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 these are established commercial corridors along St. Joe Center Road/Maplecrest and the use proposed is consistent and complementary to existing uses. In addition, the Redwood Apartments were constructed *after* the bulk of the shopping center was developed; accordingly, the value of the apartment development is not logically devalued by the additional commercial use. While automobile washing developments (and rezonings related thereto) have been on the increase and have raised public concerns, the location, offerings, and scale of this automobile wash is appropriate to the shopping center and the area generally. It presents an opportunity for appropriate infill development and augments existing auto uses. Both residential and heavy industrial uses are inappropriate for this property. Significant traffic volumes and a variety of commercial and retail offerings along St. Joe Center Road/Maplecrest 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 apartment complex adjacent to 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 is currently underutilized.

Adequate utilities and infrastructure are already available on site. Access to public roads, by virtue of reciprocal easements, is also available.