

#REZ-2026-0004

BILL NO. Z-26-01-22

ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. ZZ34 (Sec. 24 of Saint 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 as C3/General Commercial  
Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

Part of the East half of Section 24, Township 31 North, Range 13 East of the Second Principal  
Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Northeast corner of said Southeast Quarter, thence South 00  
degrees 00 minutes 00 seconds West (Assumed bearing and basis of bearings to follow) a distance of  
1258.21 feet along the East line of the Southeast quarter of said Section 24 and the centerline of  
Schwartz Road to a P.K. nail set on the North line of an existing tract described in Document Number  
92-0013987 in the office of the Recorder of Allen County, Indiana; thence South 87 degrees 39  
minutes 14 seconds West, a distance of 1278.31 feet along said North line and the North line of an  
existing Tract described in Document Number 98-0010865 in the Office of the Recorder of Allen  
County, Indiana; thence North 18 degrees 10 minutes 07 seconds West, a distance of 261.61 feet;  
thence North 46 degrees 36 minutes 10 seconds West, a distance of 299.29 feet to the East line of an  
existing tract described in Document number 89-000296 in the Office of the Recorder of Allen  
County, Indiana; thence North 00 degrees 05 minutes 12 seconds East, a distance of 454.93 feet  
along said East line; thence North 47 degrees 13 minutes 51 seconds West, a distance of 191.10 feet  
to a 5/8 inch steel rebar set at the point of beginning of the herein described tract, thence  
continuing North 47 degrees 13 minutes 51 seconds West a distance of 300.00 feet to a 5/8 inch  
steel rebar set on the Southeastern Right-of-Way line of State Road 37; thence North 45 degrees 06  
minutes 56 seconds East, a distance of 250.00 feet along said Right-of-Way line to a 5/8 inch steel  
rebar set; thence South 47 degrees 13 minutes 51 seconds East, a distance of 300.00 feet to a 5/8  
inch steel rebar set; thence South 45 degrees 06 minutes 56 seconds West, a distance of 250.00 feet  
parallel with the Southeastern Right-of-Way line of said State Road 37 to the point of beginning,  
containing 1.720 acres, more or less.

and the symbols of the City of Fort Wayne Zoning Map No. ZZ34 (Sec. 24 of Saint Joseph 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.

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Council Member

APPROVED AS TO FORM AND LEGALITY:

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Malak Heiny, City Attorney

**City of Fort Wayne Common Council**  
**DIGEST SHEET**

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**Department of Planning Services**

Title of Ordinance: Zoning Map Amendment  
Case Number: REZ-2026-0004  
Bill Number: Z-26-01-22  
Council District: 1 – Paul Ensley

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Introduction Date: January 27, 2026

Plan Commission  
Public Hearing Date: February 9, 2026 (not heard by Council)

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

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Synopsis of Ordinance: To rezone 1.72 acres from SC/Shopping Center to C3/General Commercial

Location: 10320 Maysville Rd (Section 24 of Saint Joseph Township)

Reason for Request: To align zoning with the current use

Applicant: Mikes Carwash Inc.

Property Owner: Mikes No 28 Llc

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Related Petitions: None

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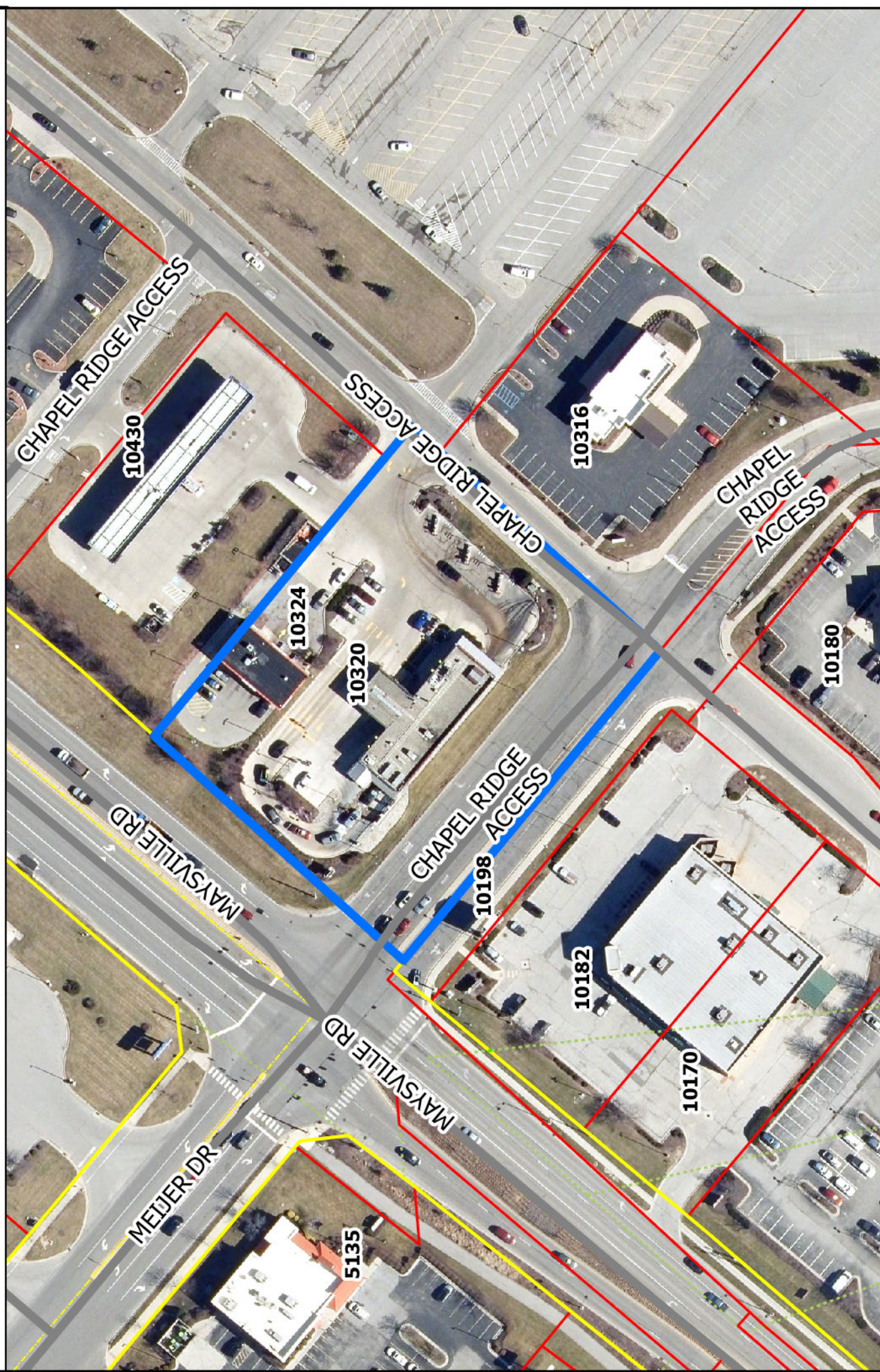
Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which would permit an automobile washing facility.

Effect of Non-Passage: Property will remain zoned SC/Shopping Center, which does not permit an automobile washing facility. The site may continue with existing uses, and may be redeveloped with moderate intensity businesses and other similar uses.





# Rezoning Petition REZ-2026-0004 - Mikes Carwash



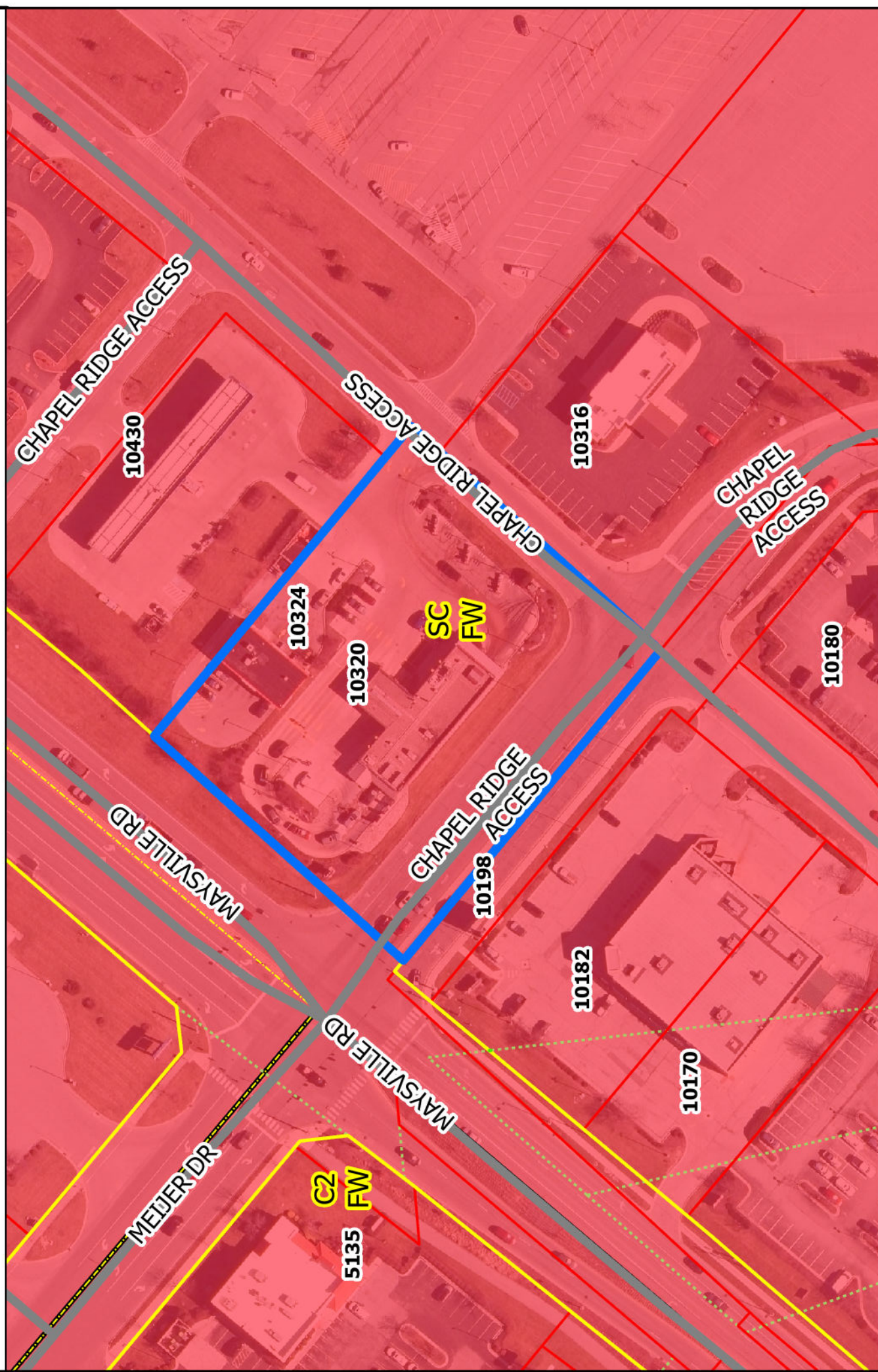
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009  
Date: 1/14/2026





# Rezoning Petition REZ-2026-0004 - Mikes Carwash



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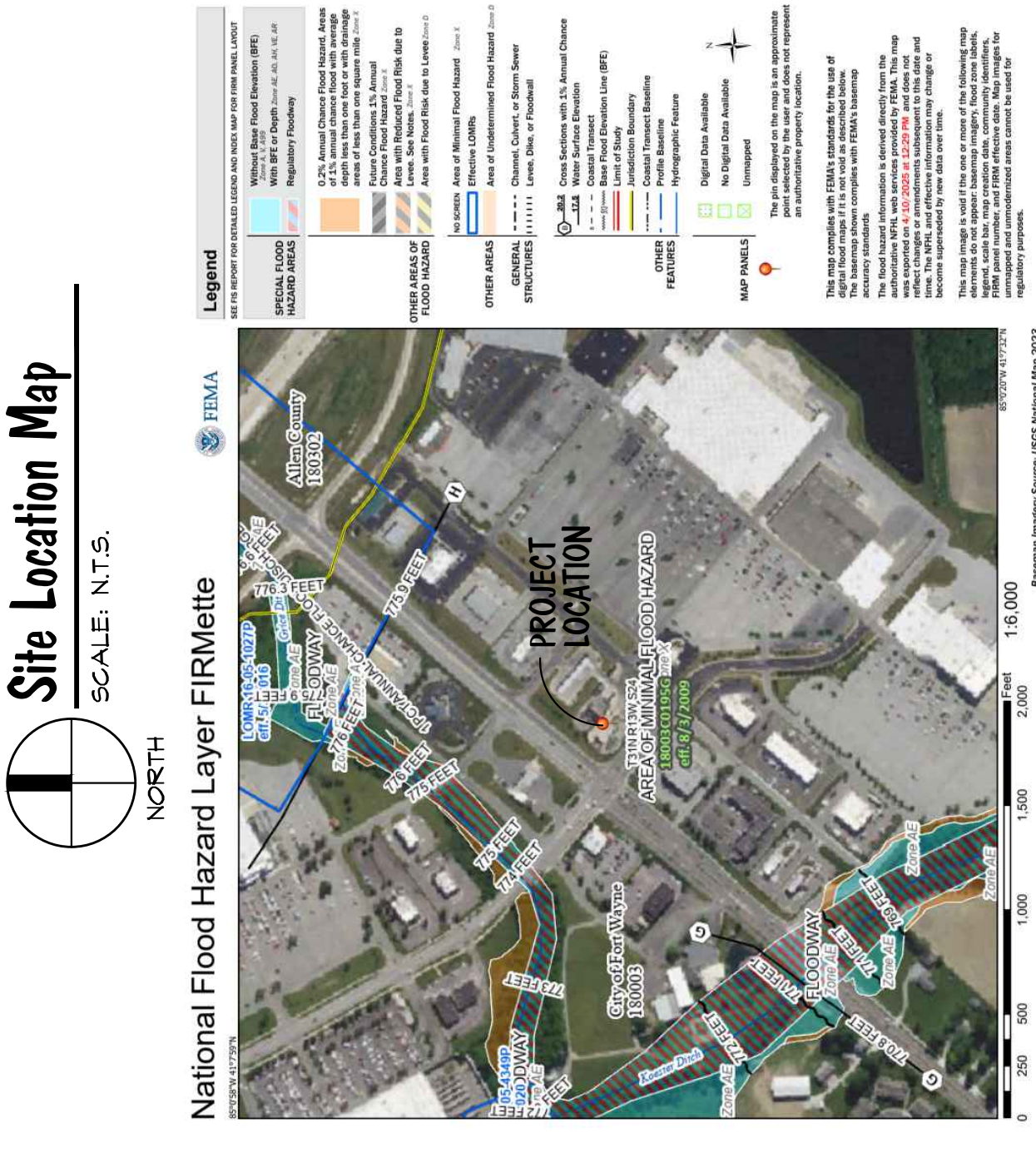
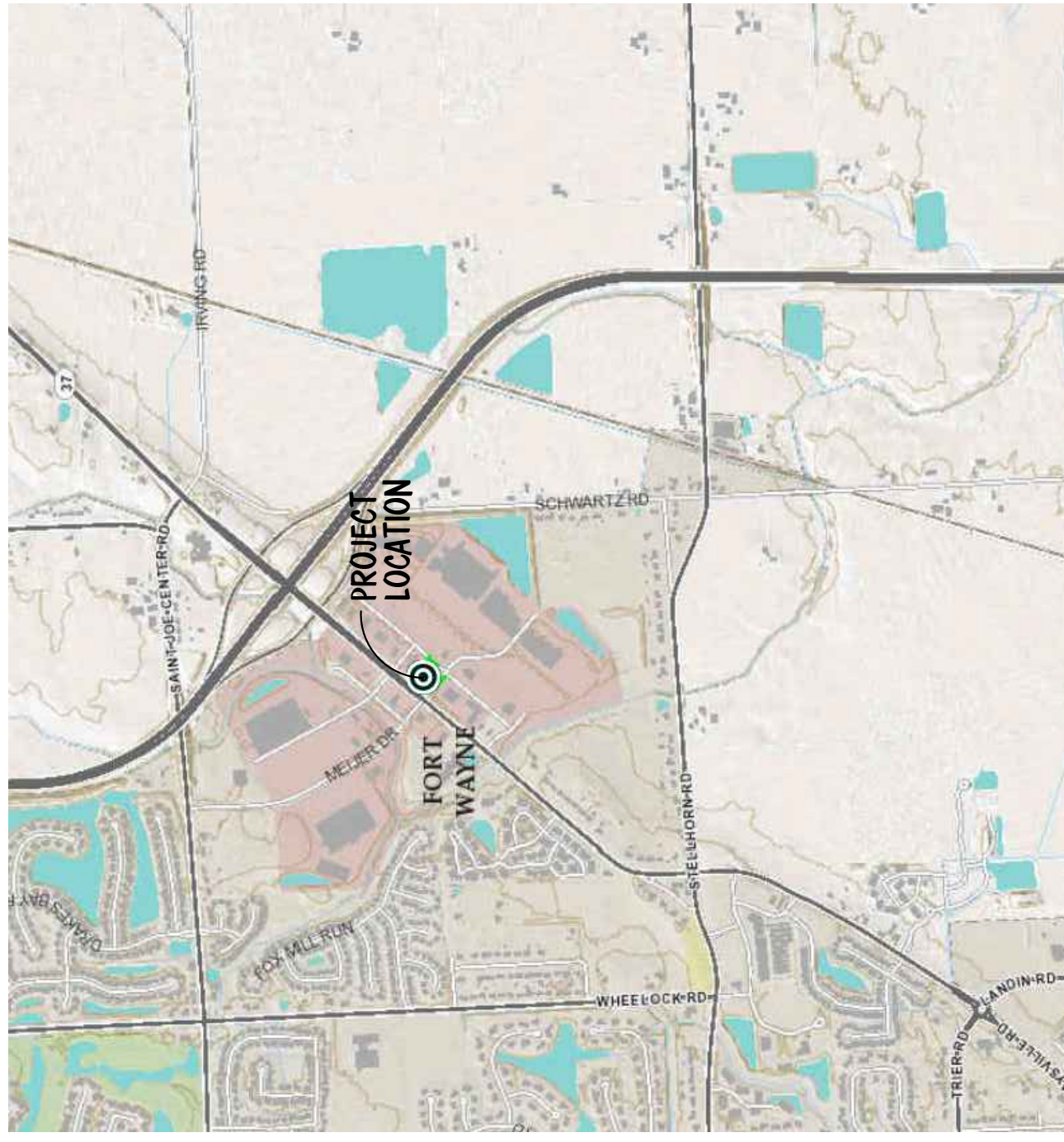


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Performed for:

BOUNDARY 'RETRACEMENT' SURVEY FOR:  
*Mike's Carwash Chapel Ridge*  
10320 Maysville Road, Fort Wayne, IN 46835

Drawing Revisions
Commission Number 254044
Date April 30th, 2025
Title Mike's Carwash Chapel Ridge
Sheet Number S1.1
Sheet 1 of 3



Flood Insurance Rate Map SCALE: N.T.S.	
Annotation Legend	Monument Legend
P = PLATTED DIMENSION D = DEED DIMENSION S = SURVEY DIMENSION DR = DEED RECORD PR = PLAT RECORD DOC = DOCUMENT PC = PLAT CORNER C.M. = COROLLARY CORNER V.L. = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND F.V. = FLASH FIELD TYPE FENCE C.V. = CENTERLINE OF ROAD R.V. = RIGHT OF WAY LINE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT C.O. = COORDINATE FOR MONUMENT O.L. = ON LINE	A' = 5/8" BY 24" REBAR WITH 'FORESIGHT CONSULTING, LLC' - BOUNDARY B' = 5/8" BY 24" REBAR WITH 'FORESIGHT CONSULTING, LLC' - IDENTIFICATION WASHER SET C' = 1" ROD IN A ROAD BOX FOUND D' = 1" ROD IN A ROAD BOX FOUND E' = MONUMENT FOUND F' = 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP FOUND G' = 5/8" REBAR WITH AN ILLEGIBLE IDENTIFICATION CAP FOUND H' = 5/8" REBAR WITH 'BONAR' IDENTIFICATION CAP FOUND I' = 5/8" REBAR WITH 'SAUER' IDENTIFICATION CAP FOUND J' = 5/8" REBAR WITH 'U.S. SURVEYOR' IDENTIFICATION CAP FOUND K' = 5/8" REBAR WITH 'U.S. SURVEYOR' IDENTIFICATION CAP FOUND L' = 5/8" REBAR WITH 'U.S. SURVEYOR' IDENTIFICATION CAP FOUND M' = 5/8" REBAR WITH 'U.S. SURVEYOR' IDENTIFICATION CAP FOUND N' = 5/8" REBAR WITH 'U.S. SURVEYOR' IDENTIFICATION CAP FOUND O' = BENT 5/8" REBAR FOUND P' = MAGNALL FOUND

**Professional Surveyor's Certification**

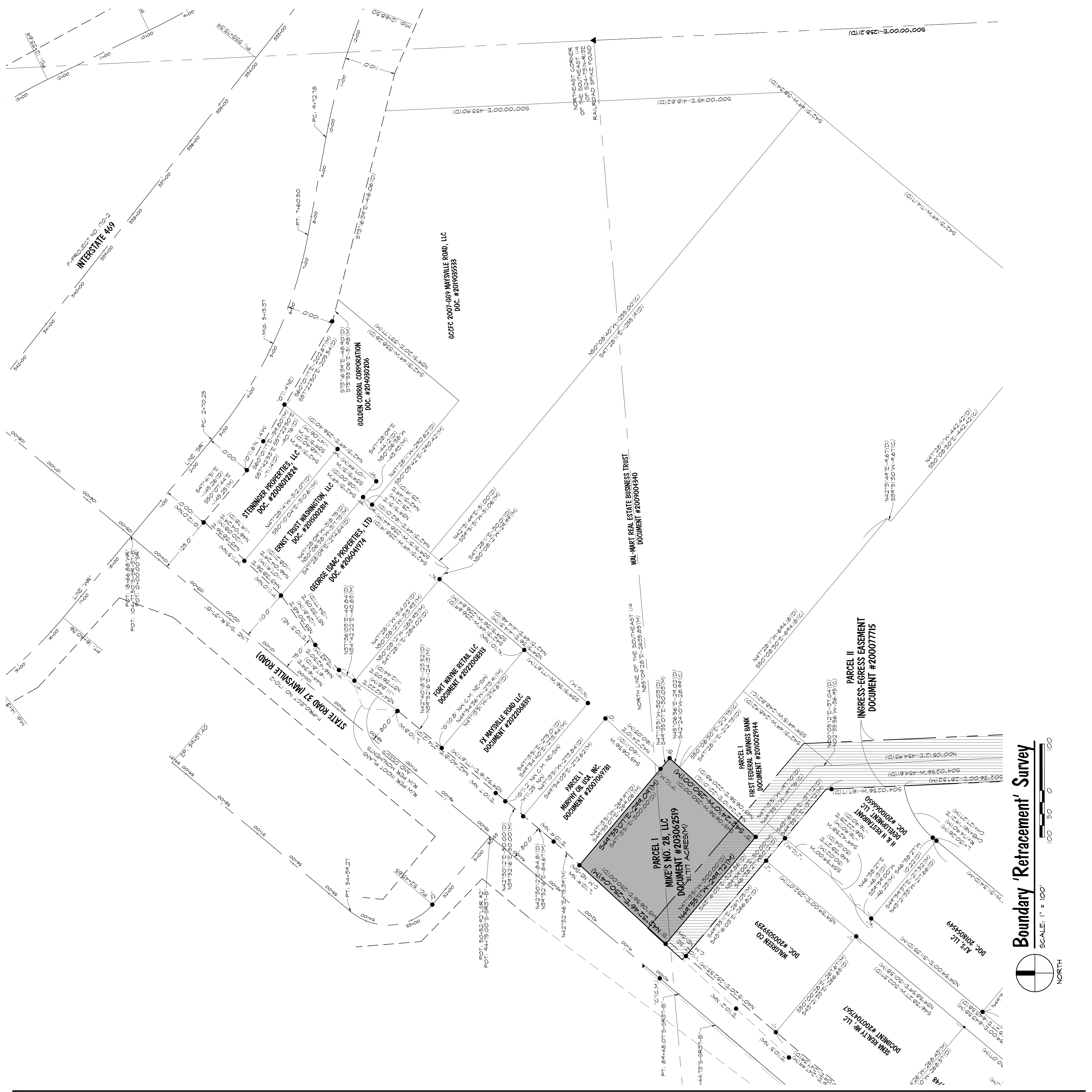
THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, HAS CONDUCTED A BOUNDARY 'RETRACEMENT' SURVEY OF THE PROPERTY DESCRIBED THEREON. MEASUREMENTS WERE MADE AND MONUMENTS WERE PERMANENTLY PLACED IN CONFORMANCE WITH THE RECORD THEREOF IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. NO VISIBLE ENCROACHMENTS EXISTED EXCEPT AS NOTED. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY OF THE PROPERTY DESCRIBED THEREON. I AM NOT PROVIDING A TITLE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE.

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR PARTIES. THE SURVEYOR'S SIGNATURE AND SEAL, FULL PAYMENT OF THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF THE INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NUMBER: 254044  
DATE OF FIELD WORK: APRIL 07th, 2025  
FIELD WORK COMPLETED: APRIL 07th, 2025

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL THIS 30TH DAY OF APRIL, 2025.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO PREPARE THIS DOCUMENT ACCORDING TO THE REQUIREMENTS SET FORTH IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.











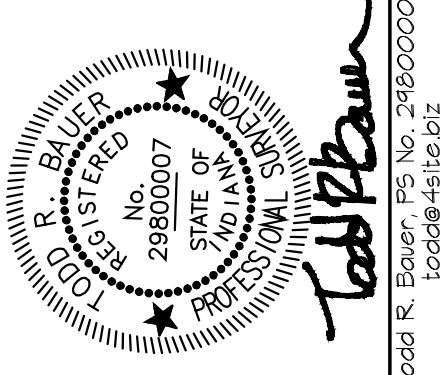
**Professional Surveyor's Certification**

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A RETRACEMENT SURVEY OF THE REAL ESTATE DEFICIT AND SUBSEQUENT OWNERS, THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S SIGNATURE AND SEAL. THE SURVEYOR'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL PAGES OF THE INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S SIGNATURE AND SEAL. THE SURVEYOR'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL PAGES OF THE INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NUMBER: 254044  
CLIENT: MIKE'S GARMAISH  
DATE OF FIELD WORK: APRIL 07th, 2025  
FIELD WORK COMPLETED: APRIL 07th, 2025

IN WITNESS WHEREOF, I HEREINTO PLACE MY HAND  
AND SEAL THIS 30TH DAY OF APRIL, 2025.  
I AFFIRM, UNDER THE PENALTIES FOR PERJURY,  
THAT I HAVE TAKEN REASONABLE CARE TO  
RETRACT EACH SOCIAL SECURITY NUMBER IN  
THIS DOCUMENT, UNLESS REQUIRED BY LAW.



Todd R. Bower, P.S. No. 29800007  
tobow@41616.biz

**Symbol Legend:**

MANHOLE	TELEPHONE MARKING RISER	FLAG POLE
CLEAN OUT	GAS MARKING RISER	LIGHT POLE
ROAD INLET	FIBER OPTIC MARKING RISER	
SQUARE INLET	DOLLAND	
CARE-CAST INLET	POST	
DOWN SPOUT	POST INDICATOR VALVE	
MONITORING WELL	FIRE HYDRANT	
KELL	CABLE TV PEDISTAL	
MATER VALVE	GAS VALVE	
HANDICAP STRIPING	STAY ANCHOR	
SOIL BORING	ELECTRIC BOX	
ELECTRIC MANHOLE	ELECTRIC METER	
TELEPHONE MANHOLE	AIR CONDITIONING UNIT	
TELEPHONE MH	GAS METER	
	UNDERGROUND FIBER	
	UNDERGROUND WATER LINE	
	STORM SEWER LINE	
	SANITARY SEWER LINE	
	OVERHEAD TELEPHONE	
	OVERHEAD UTILITY	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND GAS LINE	
	AIR CONDITIONING UNIT	
	GAS METER	

BOUNDARY 'RETRACEMENT' SURVEY FOR:

**Mike's Carwash Chapel Ridge**  
10320 Maysville Road, Fort Wayne, IN 46835

Performed for:

THE PLAT OF SURVEY, INCLUDING BUT NOT LIMITED TO PLAN NOTES, SYMBOLS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PRODUCTS, IS AN ORIGINAL CREATIVE WORK PRODUCT OF FORESIGHT CONSULTING, LLC AND IS PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE WORK PRODUCT IS THE SOLE PROPERTY OF FORESIGHT CONSULTING, LLC. NEITHER THE PLAN NOR ANY INFORMATION THEREON SHALL BE REPRODUCED, COPIED, OR DISCLOSED TO ANY PERSON FIRM OR CORPORATION WITHOUT THE PRIOR WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC.

ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES CONTAINED WITHIN THE SURVEY CERTIFICATION AND REPRESENT A LIMITED REVOCABLE LICENSE FOR USE ONLY IN THE PROPOSED REAL ESTATE TRANSACTION. THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS PARTIES OR SUBSEQUENT OWNERS AND ENTRIES. THIS LICENSE FOR USE AUTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (90) DAYS AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S).



# Department of Planning Services Rezoning Petition Application

Applicant

Applicant Mikes Carwash, Inc.  
Address 100 Northeast Drive  
City Loveland State OH Zip 45140  
Telephone (513) 677-4700 E-mail ekrieger@mikescarwash.com

Property  
Ownership

Property Owner Mikes No 28 LLC  
Address 100 Northeast Drive  
City Loveland State OH Zip 45140  
Telephone (513) 677-4700 E-mail ekrieger@mikescarwash.com

Contact  
Person

Contact Person Joshua C. Neal, Barrett McNagny LLP  
Address 215 E Berry Street  
City Fort Wayne State IN Zip 46802  
Telephone (260) 423-9551 E-mail jcn@barrettllaw.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 10320 Maysville Road Township and Section St. Joe  
Present Zoning SC Proposed Zoning C3 Acreage to be rezoned 1.72  
Purpose of rezoning (attach additional page if necessary) To bring the zoning classification in line with the existing and long standing use of the property.

Sewer provider Fort Wayne City Utilities Water provider Fort Wayne City 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 (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

Joe Dahm Joe Dahm 1/5/26  
(printed name of applicant) (signature of applicant) (date)  
Joe Dahm Joe Dahm 1/5/26  
(printed name of property owner) (signature of property owner) (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](http://www.allencounty.us) • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)



## Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

See attached Exhibit B

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

See attached Exhibit B

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

See attached Exhibit B

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

See attached Exhibit B

- (5) Responsible development and growth.

See attached Exhibit B

### COMPLETE FILING TO INCLUDE:

- ☒ Filing Fee
- ☒ Complete application signed by property owner\*
- ☒ Legal description (in Word document format)\*
- ☒ Boundary/Utility Survey\*
- ☒ Rezoning Criteria \*
- ☐ Written Commitment (if applicable)\*

*\*All documents may be digital*





### **Legal Description of Subject Property**

Part of the East half of Section 24, Township 31 North, Range 13 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Northeast corner of said Southeast Quarter, thence South 00 degrees 00 minutes 00 seconds West (Assumed bearing and basis of bearings to follow) a distance of 1258.21 feet along the East line of the Southeast quarter of said Section 24 and the centerline of Schwartz Road to a P.K. nail set on the North line of an existing tract described in Document Number 92-0013987 in the office of the Recorder of Allen County, Indiana; thence South 87 degrees 39 minutes 14 seconds West, a distance of 1278.31 feet along said North line and the North line of an existing Tract described in Document Number 98-0010865 in the Office of the Recorder of Allen County, Indiana; thence North 18 degrees 10 minutes 07 seconds West, a distance of 261.61 feet; thence North 46 degrees 36 minutes 10 seconds West, a distance of 299.29 feet to the East line of an existing tract described in Document number 89-000296 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 05 minutes 12 seconds East, a distance of 454.93 feet along said East line; thence North 47 degrees 13 minutes 51 seconds West, a distance of 191.10 feet to a 5/8 inch steel rebar set at the point of beginning of the herein described tract, thence continuing North 47 degrees 13 minutes 51 seconds West a distance of 300.00 feet to a 5/8 inch steel rebar set on the Southeastern Right-of-Way line of State Road 37; thence North 45 degrees 06 minutes 56 seconds East, a distance of 250.00 feet along said Right-of-Way line to a 5/8 inch steel rebar set; thence South 47 degrees 13 minutes 51 seconds East, a distance of 300.00 feet to a 5/8 inch steel rebar set; thence South 45 degrees 06 minutes 56 seconds West, a distance of 250.00 feet parallel with the Southeastern Right-of-Way line of said State Road 37 to the point of beginning, containing 1.720 acres, more or less.

## **Exhibit B**

### **Rezoning Questionnaire**

**When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:**

#### **(1) The Comprehensive Plan;**

This petition is consistent with and supported by the Comprehensive Plan. The subject property is identified as an Urban Infill Area, which the Plan describes as locations that benefit from using existing infrastructure and that are appropriate for reinvestment and continued commercial use. To that end, Mike's Carwash has continually operated the subject property for approximately 20 years. Additionally, the Plan's Generalized Future Land Use Map places the subject property within a Regional Commercial area. The Regional Commercial designation contemplates a wide range of commercial uses, specifically including "automobile-related uses".

The quick service automobile maintenance facility operating on the property also supports the requested rezoning from SC to C-3. While the use is permitted only by special use approval in the SC district, it is a specifically permitted use in the C3 district. Like the Mike's location, the maintenance facility is longstanding and has operated continuously.

Rezoning from SC to C-3 brings the subject property's zoning classification into alignment with the consistent, longstanding uses on the property and with the broader commercial character of the surrounding area, as contemplated by the Comprehensive Plan.

#### **(2) Current Conditions and the Character of Current Structures and Uses in the District**

This petition is consistent with the current conditions and the character of current structures and uses in the district. The subject property has been developed and used for automobile and commercial purposes for many years. The Mike's location at the subject property has continued to operate legally as a nonconforming use based on the zoning ordinance in effect at the time it was established. And the quick service automobile maintenance facility on the property would only be permitted through special use approval in an SC district.

The surrounding area is heavily commercial in character and contains a wide range of commercial uses typical of a regional commercial corridor. Nearby uses include restaurants (both quick service and sit down), grocery stores, large retail stores, and



more. The property is located within a large shopping center and is also near the I-469/Maysville interchange.

The C-3 General Commercial district is intended to accommodate a broad range of moderate to high intensity commercial operations, including automobile-related uses that serve the general public. Rezoning the subject property to C-3 aligns the zoning classification with the longstanding uses of the location.

**(3) The Most Desirable Use for Which the Land in the District is Adapted**

The subject property is located within a heavily developed commercial corridor and is already fully served by existing infrastructure. Its location within a large shopping center and close proximity to an interstate makes the property particularly suited for automobile related uses, like a carwash and quick service automobile maintenance facility, that serve the traveling public and nearby community.

The property has been developed as a carwash for many years along with the adjoining quick service maintenance facility. The C-3 district is specifically intended to accommodate moderate to high intensity commercial uses, including automobile related uses in locations with access to broader commercial areas.

Rezoning the subject property to C-3 applies zoning permissions that permit the uses for which the land has already long been used for. Thus, the subject property's existing uses already reflect the most desirable use for the property, and its zoning classification should reflect that.

**(4) The Conservation of Property Values Throughout the Jurisdiction**

The subject property has operated as a carwash and quick service maintenance facility for many years and is an established commercial use within a larger, heavily commercial area. Rezoning the property from SC to C-3 does not introduce any new or incompatible uses. Instead, doing so merely aligns the zoning classification with the property's existing and long-standing uses. Because the uses of the property will not change subsequent to this rezoning, there will be no adverse impact on the use or value of the surrounding real estate.

**(5) Responsible Growth and Development**

The petition promotes responsible growth and development by aligning the zoning classification of the subject property with its existing and longstanding uses. All necessary utility and roadway improvements are already in place, and the property is located within a fully developed commercial area. Further, the petition is consistent with the Comprehensive Plan's mandate for infill development at this location.

By rezoning the subject property to C-3, the petition also promotes the goals of the zoning ordinance by permitting uses that have long existed on the site and are appropriate for the area. Rather than rely on its legal nonconforming status, this approach reinforces orderly and predictable development patterns for the subject property and the surrounding area.