

#REZ-2026-0005

BILL NO. Z-26-01-24

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. N42 (Sec. 13 of Washington 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

PARCEL I

Warranty Deed – Instrument #95-027492

The North 5 acres of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 31
North, Range 12 East, in Allen County, Indiana being more particularly described as
follows:

Beginning at a point on the West line of Section 13, Township 31 North, Range 12 East,
1,148.3 feet North of the West 1/4 corner of Section 13, Township 31 North, Range 12 East;
thence East, parallel to the North line of the Southwest 1/4 of the Northwest 1/4 of Section
13, above Township and Range, a distance of 1,269.5 feet; thence North 0 degrees 52
minutes West, a distance of 171.7 feet to the Northeast corner of the Southwest 1/4 of the
Northwest 1/4 of Section 13, above Township and Range; thence West, along the North line
of the Southwest 1/4 of the Northwest 1/4 of Section 13, above Township and Range, a
distance of 1268.0 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4
of Section 13, above Township and Range; thence South, along the West line of Section 13,
Township 31 North, Range 12 East, a distance of 171.7 feet to the place of beginning,
excepting therefrom, that part condemned and taken for road right-of-way purposes in
Allen Superior Court No. 3 Cause No. 3S#5045, appearing in Superior Court No. 3 Order
Book 12, page 342j, of the records in Allen County, Indiana, containing 4.616 net acres.

PARCEL II

Warranty Deed –Instrument #2016050958

The South 5.09 acres of the North 10.09 acres of the Southwest Quarter of the Northwest
Quarter of Section 13, Township 31 North, Range 12 East, in Allen County, Indiana, and
being more particularly described as follows:

Beginning at a point on the West line of Section 13, Township 31 North, Range 12 East, 981.09 feet North of the West Quarter corner of Section 13, above Township and Range; thence North 89 degrees 48 minutes East, parallel to the East and West centerline of Section 13, above Township and Range a distance of 1271.0 feet; thence North 0 degrees 52 minutes West, along the East line of the Southwest Quarter of the Northwest Quarter of Section 13, above Township and Range, a distance of 182.21 feet; thence West a distance of 1269.5 feet to the West line of Section 13, above Township and Range; thence South, along the West line of Section 13, Township 31 North, Range 12 East; a distance of 167.21 feet to the place of beginning.

Except that part appropriated by the State of Indiana in Allen Superior Court #3, Cause #4983.

and the symbols of the City of Fort Wayne Zoning Map No. N42 (Sec. 13 of Washington 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-2026-0005
Bill Number: Z-26-01-24
Council District: 3 – Nathan Hartman

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

Synopsis of Ordinance: To rezone 10.0 acres from R1/Single Family Residential to C3/General Commercial

Location: 6910 Elderberry Drive (Section 13 of Washington Township)

Reason for Request: To permit a gas station and C-store

Applicant: Quik Trip Corporation

Property Owner: St John Chrysostom Antiochian Orthodox Church Inc
and Robert I Jr Myers

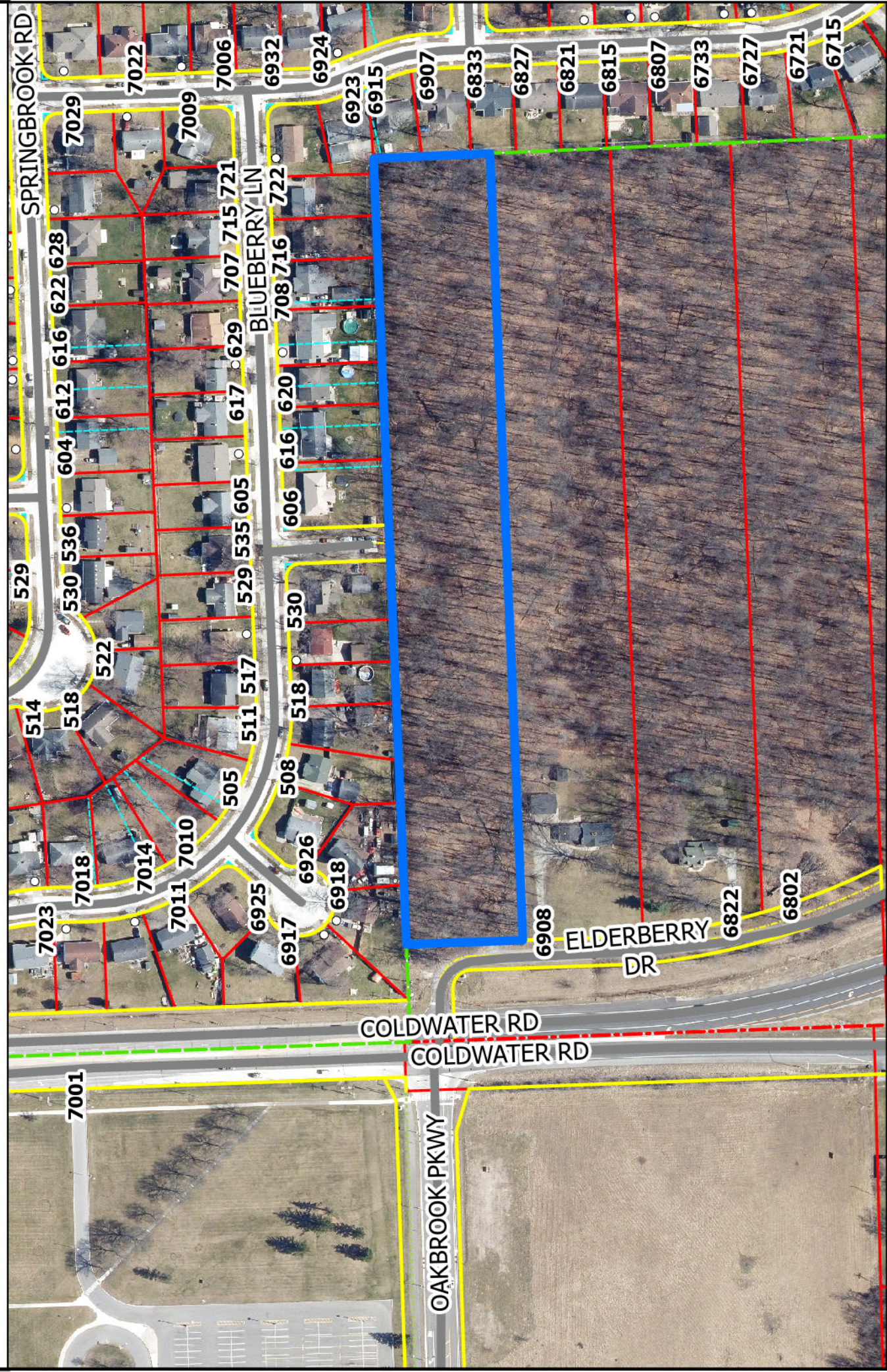
Related Petitions: Primary Development Plan – Quik Trip

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which would permit a gas station and C-store.

Effect of Non-Passage: Property will remain zoned R1/Single Family Residential, which does not permit a gas station and C-store. The site may continue with existing uses, and may be redeveloped with single family residential and other similar uses.

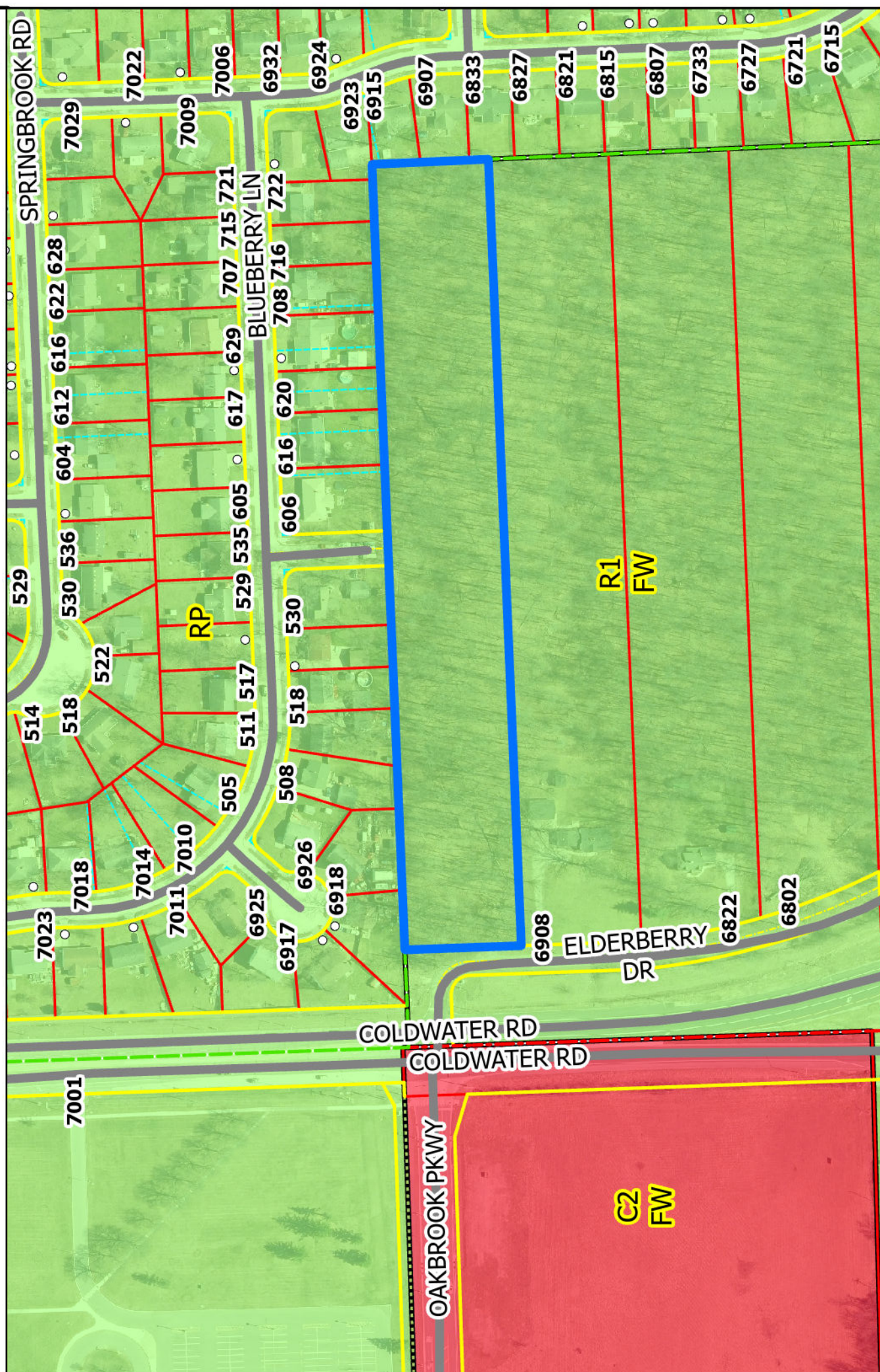


Rezoning Petition REZ-2026-0005 and Primary Development Plan PDP-2026-0003 - QuikTrip



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.

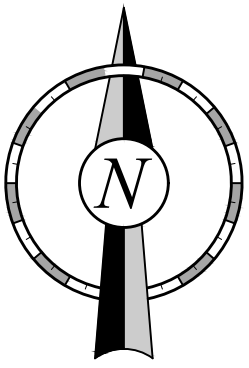
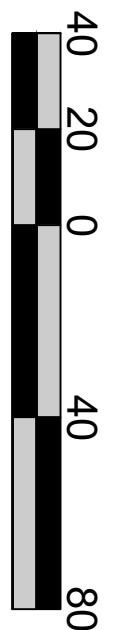
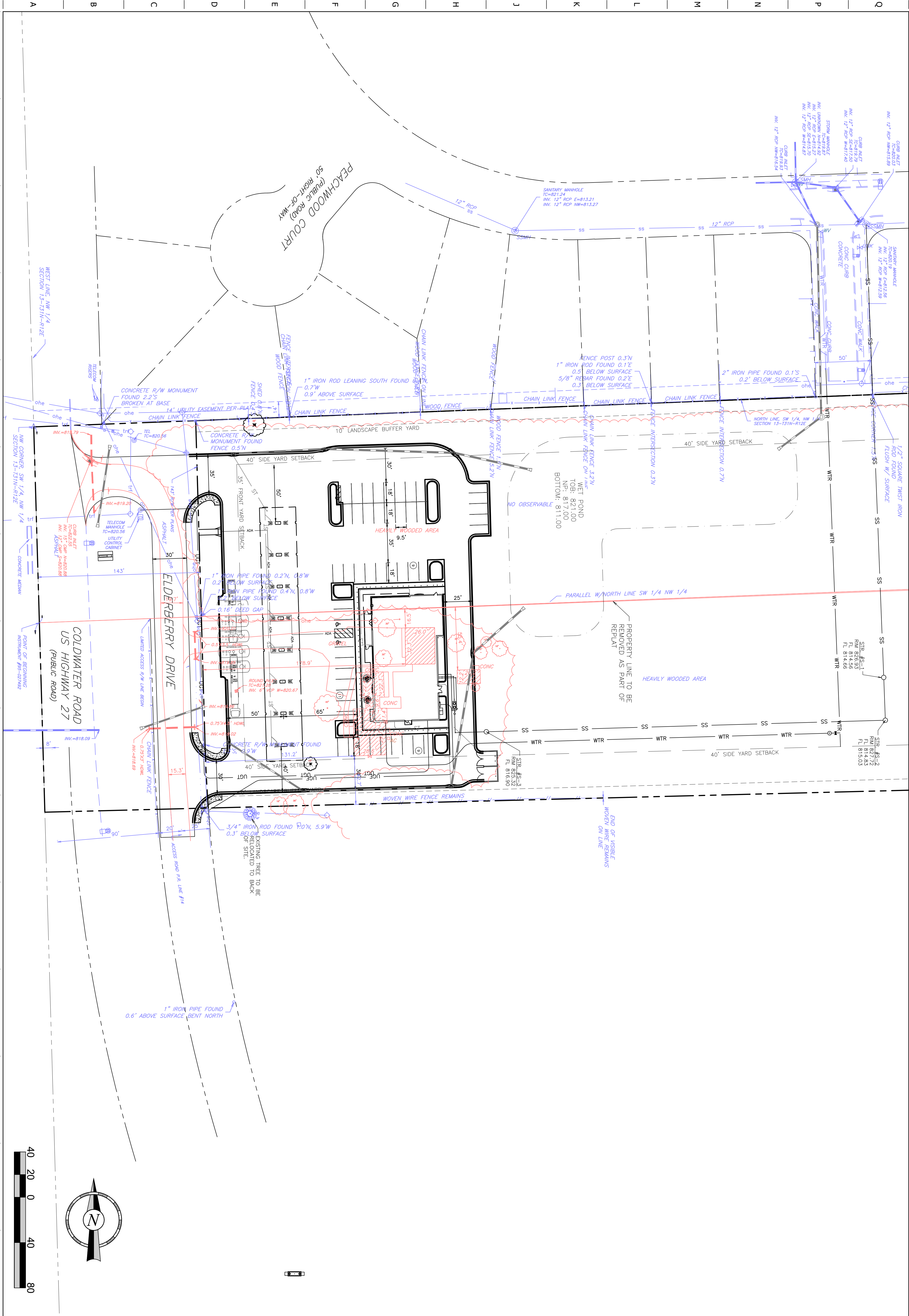
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 1/14/2026



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0 110 220 Feet





PROJECT NO.: 14279		QuikTrip No. 7274		ELDERBERRY DRIVE FORT WAYNE, INDIANA	
SHEET TITLE: SITE/DEMO PLAN		REV DATE DESCRIPTION		ORIGINAL ISSUE DATE: 12/02/2025	
SHEET NUMBER: 1		DIVISION: P-124		DESIGNED BY: DEG	
		DRAWN BY: DEG		REVIEWED BY:	
		PROTOTYPE: P-124		© COPYRIGHT QUIKTRIP CORPORATION 2011	
		VERSION: 001		ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM QUIKTRIP CORPORATION.	
		QUIKTRIP			

PROTOTYPE: P-124
DIVISION:
VERSION: 001
DESIGNED BY: DEG
DRAWN BY: DEG
REVIEWED BY:

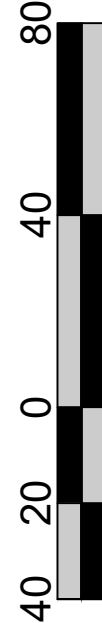
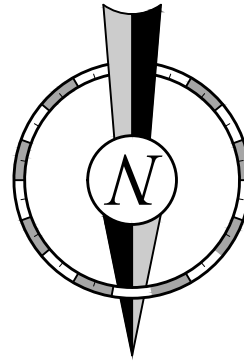
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SHEET TITLE:

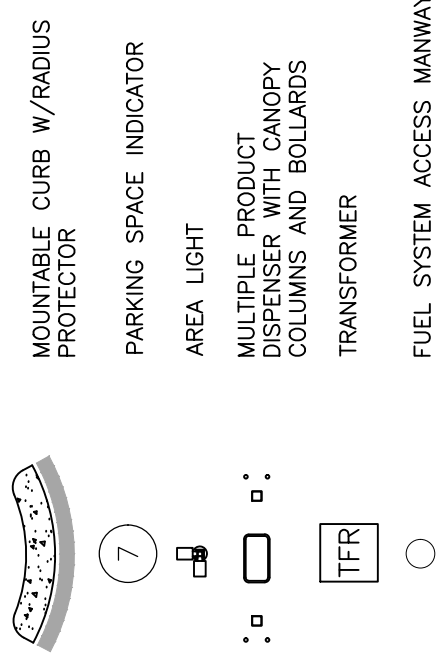
SITE (PRELIM)

HEET NUMBER

2







SITE LEGEND



NOTE

ASSUMED FINAL ZONING OF C3: GENERAL COMMERCIAL


Landscape Schedule

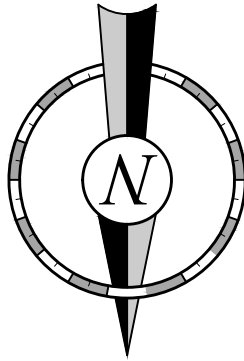
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		LARGE SHRUB <i>Species TBD</i>	HEIGHT/SPREAD 24" x 18" MIN	133 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE SPECIFICATIONS AND SHRUB SPACING
		MEDIUM SHRUB <i>Species TBD</i>	HEIGHT/SPREAD 18" x 12" MIN	57 EA.	
		EVERGREEN TREE <i>Species TBD</i>	2.5" CALIPER 12' HT	12 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE SPECIFICATIONS AND SHRUB SPACING
TREES		SHADE TREE <i>Species TBD</i>	2.5" CALIPER 12' HT	15 EA.	

LANDSCAPE REQUIREMENTS

REQUIRED ORDINANCE	PROVIDED
<p>157.408 P-4</p> <p>MINIMUM OF 1 TREE PER PARKING ISLAND. MINIMUM PARKING ROW SHALL REQUIRE TWO SHADE TREES.</p> <p>200 SF OF SINGLE PARKING ISLAND AREA MUST BE PROVIDED FOR EACH PARKING SPACE. EACH ISLAND SHALL HAVE A MINIMUM OF 1 SHADE TREE.</p>	<p>8 SHADE TREES</p>
<p>157.408 A-7</p> <p>5' WIDE LANDSCAPE BUFFER, 1 TREE EVERY 30 FEET. PARKING AREA WITH CONTINUOUS MEDIUM SHRUB BUFFER.</p>	<p>ELDERBERRY, PRUNE 7 SHADE TREES 57 MEDIUM SHRUBS</p>
<p>157.408 A-1</p> <p>10' WIDE LANDSCAPE BUFFER, 1 TREE EVERY 40 LINEAR FEET OF DRIVEWAY.</p> <p>75% OF LINEAR DISTANCE TO BE LARGE SHRUB BUFFER.</p>	<p>12 EVERGREEN TREES 70 LARGE SHRUBS</p>
<p>NONE NOTED IN ORDINANCE</p>	

Landscape Legend

	SOD
	PERMANENT SEEDING



[illegible]

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
30F3

	Brass Cap		ASPH HTC	Asphalt
	Property Corner	(Found)	DIA	Diameter
	Properly Corner	(Set)	Ares	Ares
	Benchmark	Found	+ FC	Plus/Minus
	Utility Pedestal/Riser		ESEM	Essement
	Utility Pole		WY	Electric Wire
	Utility Manhole	W/Light	EM	Electric Meter
	Utility Valve		FH	Fire Hydrant
	Utility Water		FM	Fire Hose
	Fire Hydrant	Out	GM	Gas Meter
	Area Inlet		GV	Gasoline Control Valve
	Sanitary Sign		SMA	Storm Sewer Manhole
	Multi-Post Sign/Billboard		SSMH	Sanitary Sewer Manhole
	Evergreen Tree		WW	Water Valve
	Monopole Well		PGB	Finished Floor at Beginning
	MPD (Multiple Product Dispenser)			

Center Line
Property R/W Line
Section Line
Property R/W Lot Line
Curb Line
Edge Of Asphalt
Edge Of Concrete
Wall
Underground Cable
Overhead Electric
Underground Electric
Underground Fiber Optic
Gas Line
Underground Telephone
Winter Line

LEGEND	
— ugic	<i>Cable</i>
— ohe	<i>Electric</i>
— ugho	<i>Fiber Optic</i>
— gos	<i>Gas</i>
— ss	<i>Sanitary Sewer</i>
— oht	<i>Telephone</i>
— wtr	<i>Water</i>
— st	<i>Storm (Under 12")</i>
—	<i>Storm (Over 12")</i>

Department of Planning Services Rezoning Petition Application

Applicant

Applicant QuikTrip Corporation - Gwen Keen, Real Estate Project Manager

Address 13500 Riverport Dr, Suite 175

City Maryland Heights State MO Zip 63043

Telephone (636) 627-0003; (314) 795-4803 E-mail gkeen@quiktrip.com

Property Ownership

Property Owner St. John Chrysostom Orthodox Church

Address 402 Badiac Road

City Fort Wayne State IN Zip 46845

Telephone 260-637-2572 E-mail webmaster@stjohnfortwayne.org

Contact Person

Contact Person Gwen Keen, Real Estate Project Mgr, QuikTrip Corporation

Address 13500 Riverport Dr, Suite 175

City Maryland Heights State MO Zip 63043

Telephone (636) 627-0003; (314) 795-4803 E-mail gkeen@quiktrip.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 6910 Elderberry Drive Township and Section Washington

Present Zoning R1 Proposed Zoning C3 Acreage to be rezoned 5 Acres

Purpose of rezoning (attach additional page if necessary) Parcel #02-07-13-51-001.000-073

Build a convenience store with fuel canopy

Sewer provider _____ Water provider _____

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

Gwen Keen, Real Estate Project Mgr, QuikTrip Corporation

(printed name of applicant)

(signature of applicant)

(date)

Kris Howard - Parish Council President

(printed name of property owner)

(signature of property owner)

1/6/26

(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 QuikTrip Corporation - Gwen Keen, Real Estate Project Manager
Address 13500 Riverport Dr, Suite 175
City Maryland Heights State MO Zip 63043
Telephone (636) 627-0003; (314) 795-4803 E-mail gkeen@quiktrip.com

Property Ownership

Property Owner Robert Myers
Address 1705 E. Schug rd.
City Columbia City State IN Zip 46725
Telephone 260-229-2323 E-mail Rmyersjr6@gmail.com

Contact Person

Contact Person Gwen Keen, Real Estate Project Mgr, QuikTrip Corporation
Address 13500 Riverport Dr, Suite 175
City Maryland Heights State MO Zip 63043
Telephone (636) 627-0003; (314) 795-4803 E-mail gkeen@quiktrip.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 6908 Coldwater Road Township and Section Washington
Present Zoning R1 Proposed Zoning C3 Acreage to be rezoned 5 Acres
Purpose of rezoning (attach additional page if necessary) Parcel #02-07-13-51-002.000-073
Build a convenience store with fuel canopy

Sewer provider _____ Water provider _____


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

Gwen Keen, Real Estate Project Mgr, QuikTrip Corporation
(printed name of applicant)


(signature of applicant)

1/6/26
(date)

Robert Myers
(printed name of property owner)


(signature of property owner)

01/05/2026
(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 Questionnaire**

Please see attached

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;

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

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

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

- (5) Responsible development and growth.

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*



Department of Planning Services
Rezoning Questionnaire
Responses

(1) The Comprehensive Plan;

This petition satisfies the All in Allen Comprehensive Plan by providing growth and development to accommodate Allen County's long-term population and job growth, as well as attracting new business to the area. The Future Growth and Development map indicates the property is located in the Urban Infill Area and a desired use of Suburban Neighborhood. We believe the QuikTrip location is ideal for this location and under these desired classifications. The addition of a brand of excellence such as QuikTrip shows "continued investment in the area strengthening the area's good reputation as a place to live and work." The plan states "emphasis will continue to be placed on public realm infrastructure and growing the amenity-rich employment districts and healthy neighborhoods needed to provide a high quality of life for existing residents". The addition of a QuikTrip store shows investment in the area of a top brand within the convenience store industry also satisfying the desire to encourage additional investment along urban corridors leading to and from downtown. The property is next to a major interstate with only 2 homes surrounded by vacant land and already served by infrastructure. Suburban Neighborhood states the land use should consist of neighborhood commercial development and personal services. QuikTrip fulfills this by providing the items the Ft. Wayne residents surrounding this property tending to their daily lives need- fuel, food and time. Today the primary fuel needed for vehicles is gasoline. As vehicles evolve to use different means of fuel, so will QuikTrip. QT Kitchen provides people with the quality food and beverages to get through the day – a muffin and cup of hot coffee to start the day off right, or a fresh sub sandwich for lunch to make it to the next job on time, or the mom who's had a long day at work and a good, hot pizza is what's for dinner tonight. Time is at the heart of what QuikTrip does best – convenience. Everything we do is to provide the customer an excellent experience in getting their daily needs met as quickly as possible so they can be on their way meeting their daily tasks at hand. It is our belief the addition of a QuikTrip store at this site is supported by the desired plans and goals of the All in Allen Comprehensive Plan.

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

There are similar commercial uses along Colwater Road - gas stations, fast food and retail services – as this area is right along Interstate 69. We believe our QuikTrip store will be add to the character of the district and improve current conditions of the site.

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

Based on the objectives put forth in the comprehensive plan and for reasons stated in the first response, we believe a QuikTrip is a most desirable use for this site.

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

New development in an established area stabilizes and at times can increase the surrounding property values. It is our belief with the high quality of the buildings, landscaping, continuous maintenance of the property and the high level of excellence in which the store operates, the property values will be conserved at their current level.

(5) Responsible development and growth;

The City of Ft. Wayne and Allen County would be approving the development of a QuikTrip store by a well established brand of excellence in the convenience store industry with over 67 years of experience and approximately 1,200 stores nationwide. A company privately held with no franchises. A company providing additional full and part time jobs, increased local and state tax revenue and focused on the long term of being a responsible retailer and good corporate citizen serving the residents of the area. As a area grows, so does the daily needs of the established residents, as well as the new. People need to get fuel, food and other daily use items quickly and conveniently. We believe the addition of this QuikTrip site is responsible development and growth in this area.