

1 #REZ-2026-0005

2 BILL NO. Z-26-01-24

3 ZONING MAP ORDINANCE NO. Z-_____

4 **AN ORDINANCE amending the City of Fort Wayne**
5 **Zoning Map No. N42 (Sec. 13 of Washington Township)**

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

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

10 **Legal Description**

11 **PARCEL I**

12 Warranty Deed – Instrument #95-027492

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

16 Beginning at a point on the West line of Section 13, Township 31 North, Range 12 East,
17 1,148.3 feet North of the West 1/4 corner of Section 13, Township 31 North, Range 12 East;
18 thence East, parallel to the North line of the Southwest 1/4 of the Northwest 1/4 of Section
19 13, above Township and Range, a distance of 1,269.5 feet; thence North 0 degrees 52
20 minutes West, a distance of 171.7 feet to the Northeast corner of the Southwest 1/4 of the
21 Northwest 1/4 of Section 13, above Township and Range; thence West, along the North line
22 of the Southwest 1/4 of the Northwest 1/4 of Section 13, above Township and Range, a
23 distance of 1268.0 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4
24 of Section 13, above Township and Range; thence South, along the West line of Section 13,
25 Township 31 North, Range 12 East, a distance of 171.7 feet to the place of beginning,
26 excepting therefrom, that part condemned and taken for road right-of-way purposes in
27 Allen Superior Court No. 3 Cause No. 3S#5045, appearing in Superior Court No. 3 Order
28 Book 12, page 342j, of the records in Allen County, Indiana, containing 4.616 net acres.

29 **PARCEL II**

30 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

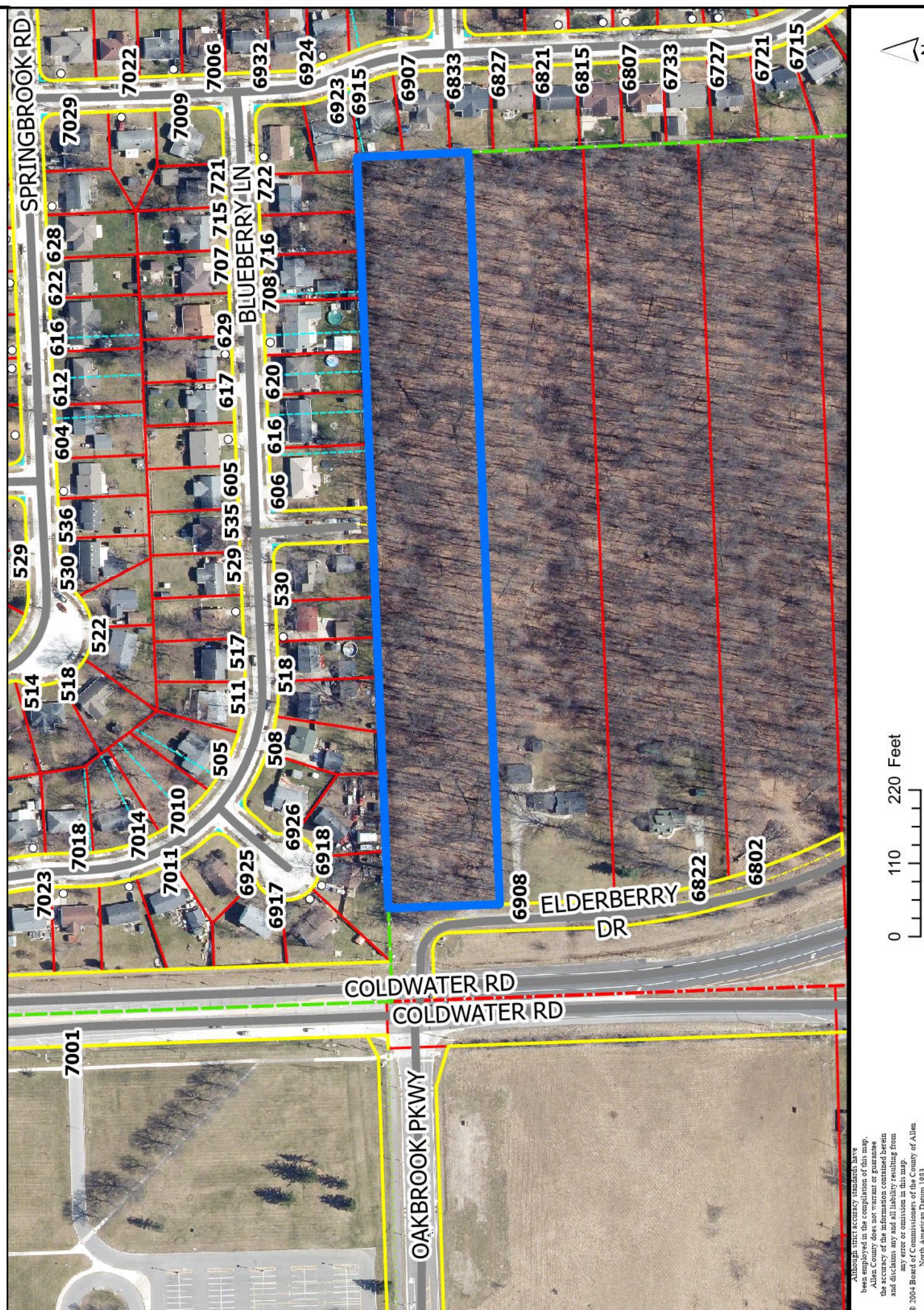
Applicant: Quik Trip Corporation

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.

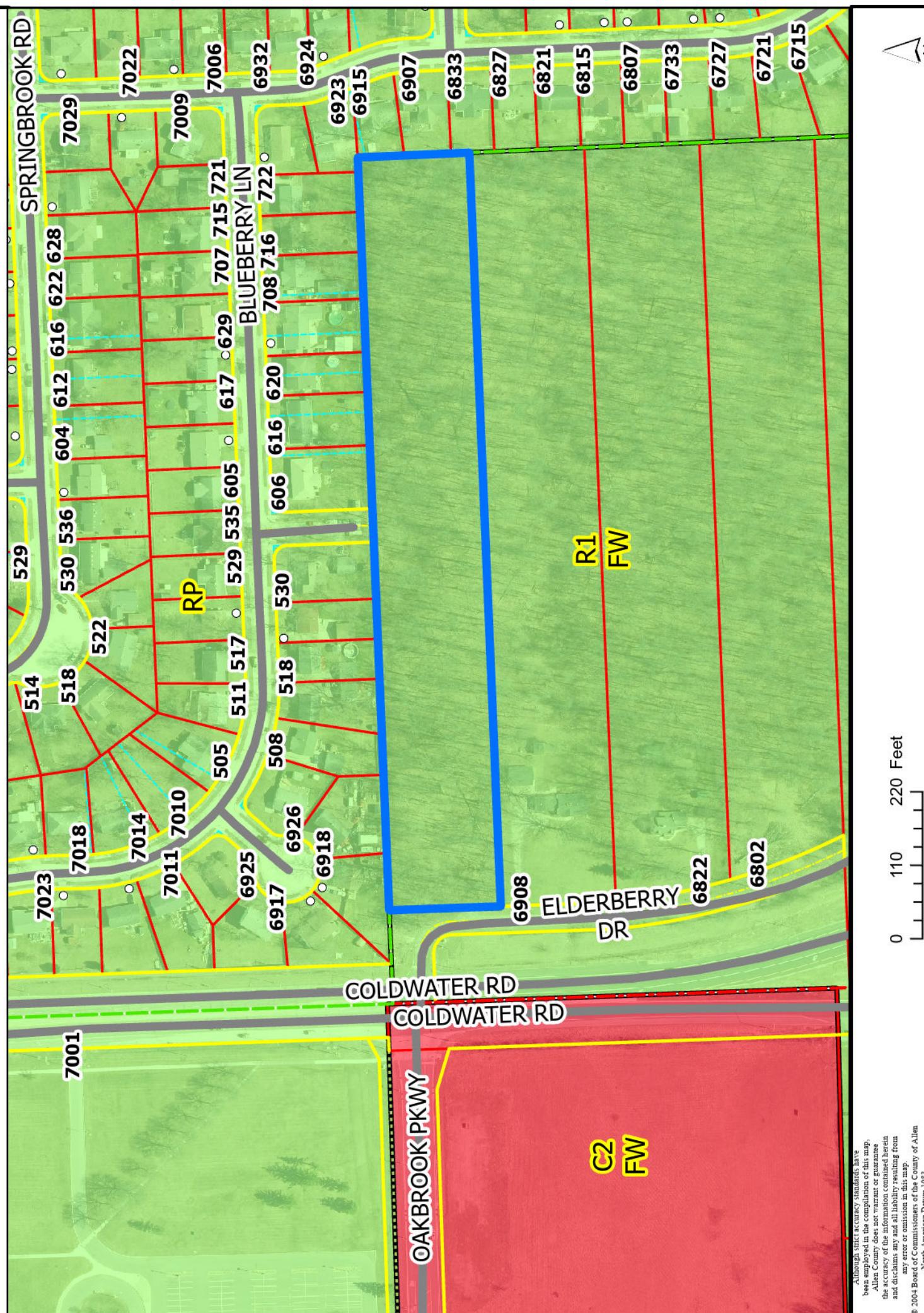


Although strict accuracy standards have been employed in the compilation of this map,

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.

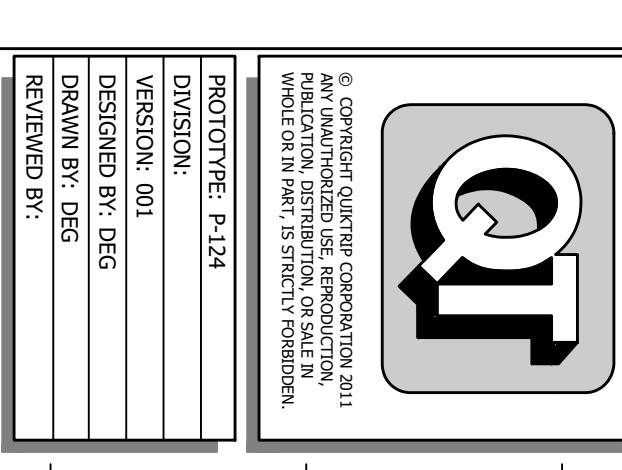
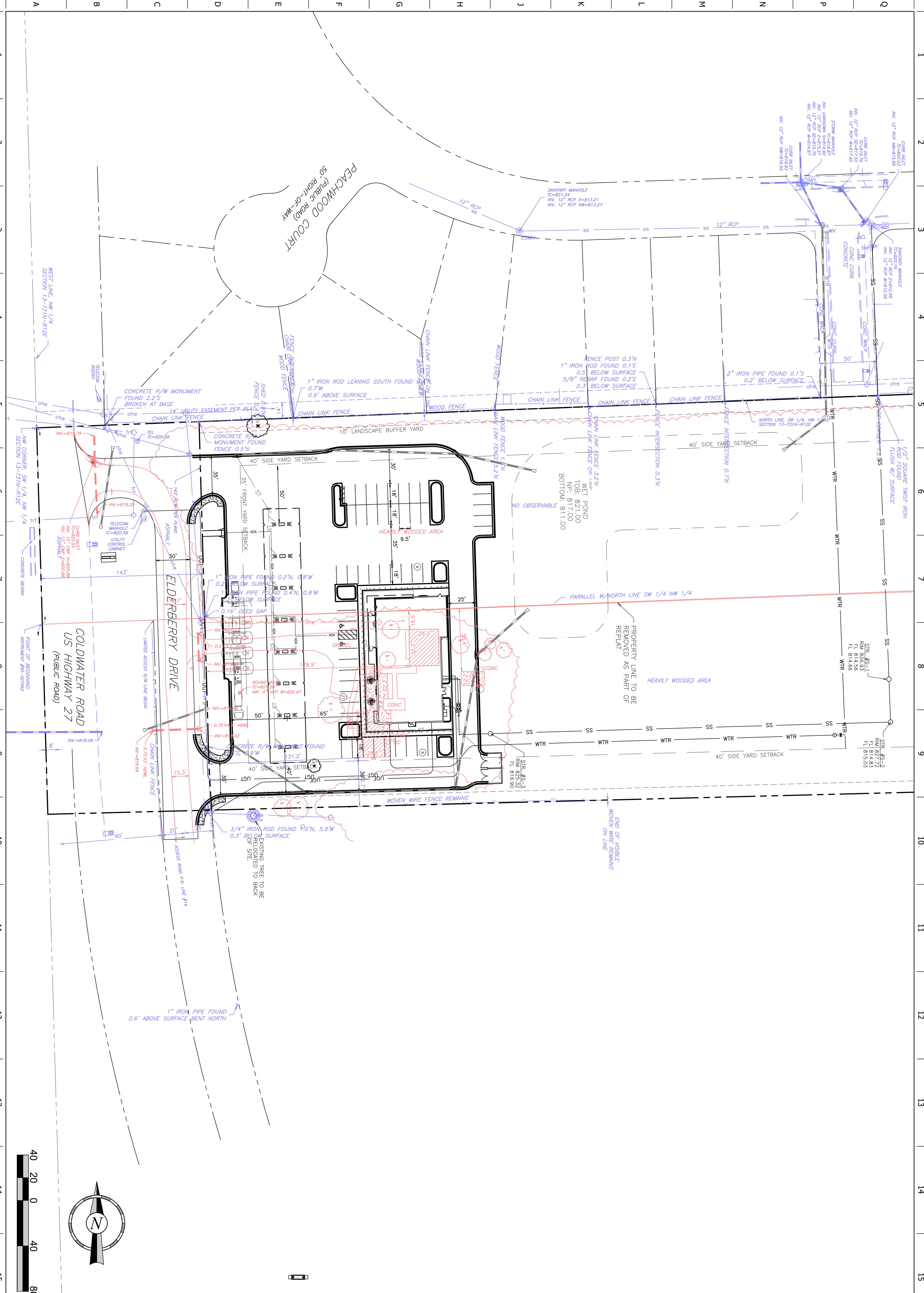


Rezoning Petition REZ-2026-0005 and Primary Development Plan PDP-2026-0003 - QuikTrip

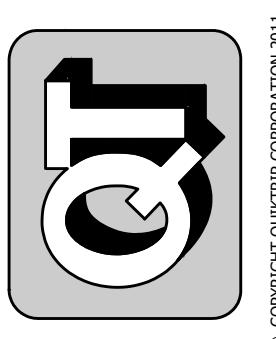


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© 2004 Board of Commissioners of the County of Allen
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date 1-14-2009



QuikTrip No. 7274

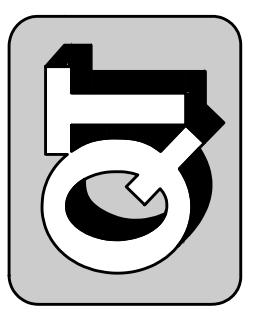


ELDREDGE, INDIANA

QuickTrip No. 7274

SITE LEGEND

NOTE



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ANY UNAUTHORIZED USE REPRODUCTION

THEORY IN PRACTICE | ORBIDDEN.

SECTION 201

DESIGNED BY: DEG DRAWN BY: DEG

11 of 11

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SHEEETITLE:

LANDSCAPE (FREELIM)

SHEET NUMBER:

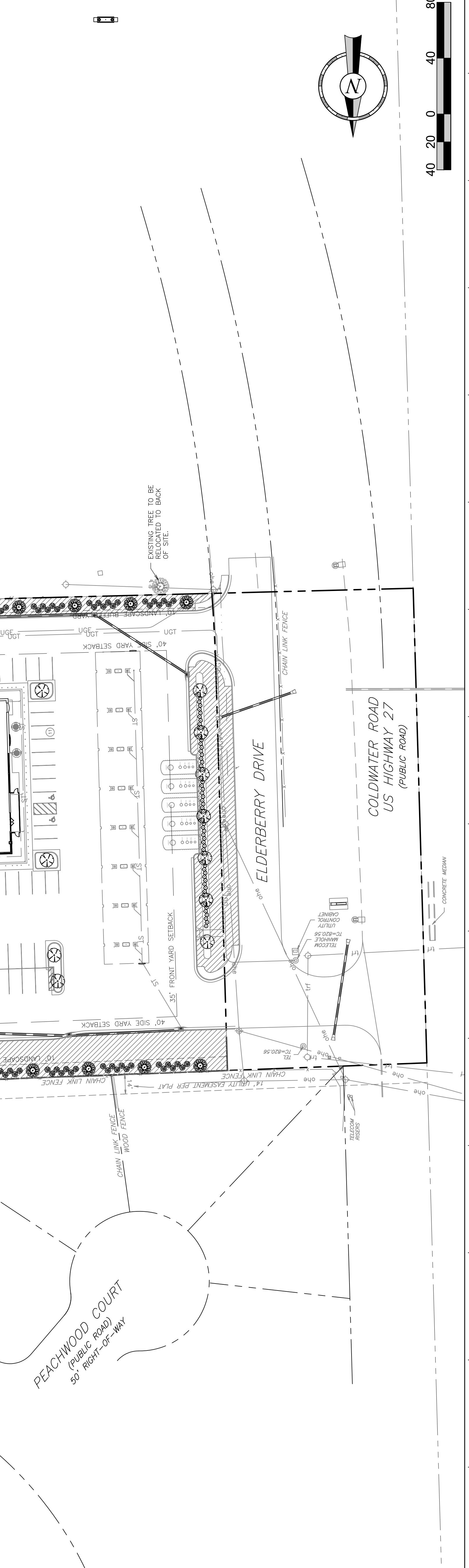
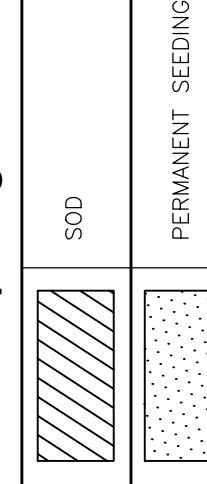
Landscape Schedule

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 BED LOCATIONS 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 BED LOCATIONS AND SHRUB SPACING
TREES		SHADE TREE <i>Species TBD</i>	2.5" CALIPER 12' HT	15 EA.	

LANDSCAPE REQUIREMENTS

REQUIRED ORDINANCE	PROVIDED
157.408 P-4	<p>MINIMUM OF 1 TREE PER PARKING ISLAND. DOUBLE PARKING ROW SHALL REQUIRE TWO SHADE TREES.</p> <p>200 SF OF SINGLE PARKING ISLAND AREA MUST BE PROVIDED. EACH ISLAND SHALL HAVE A MINIMUM OF 1 SHADE TREE.</p>
157.408 A-7	<p>5' WIDE LANDSCAPE BUFFER, 1 TREE EVERY 30 LINEAR FEET OF PARKING AREA WITH CONTINUOUS MEDIUM SHRUB BUFFER.</p> <p>ELDERBERRY DRIVE 7 SHADE TREES 57 MEDIUM SHRUBS</p>
157.408 A-1	<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



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

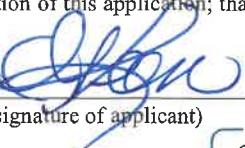
Sewer provider _____ Water provider _____

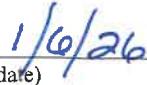
Applications will not be accepted unless the following filing requirements are submitted with this application.

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

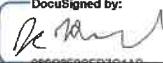
Gwen Keen, Real Estate Project Mgr, QuikTrip Corporation
 (printed name of applicant)


 (signature of applicant)


 (date)

Kris Howard - Parish Council President

(printed name of property owner)


 (signature of property owner)

1/6/2026
 (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.

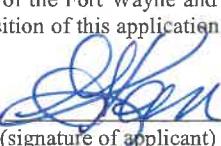
Request Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
Address of the property 6908 Coldwater Road Township and Section Washington
Present Zoning R1 Proposed Zoning C3 Acreage to be rezoned 5 Acres
Purpose of rezoning (attach additional page if necessary) Parcel #02-07-13-51-002.000-073
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.*
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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
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.