

#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:

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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

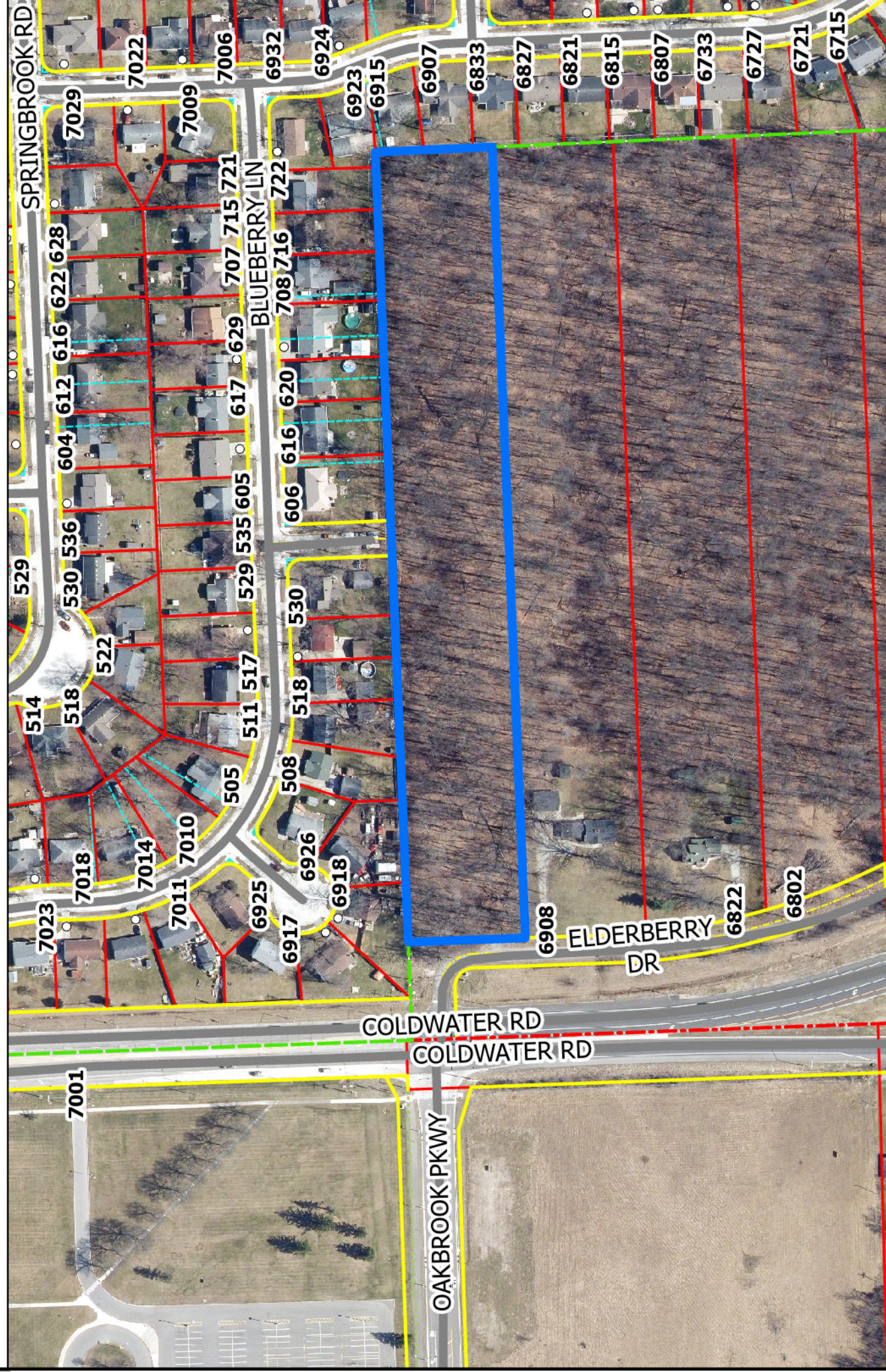
Related Petitions: Primary Development Plan – Quik Trip

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



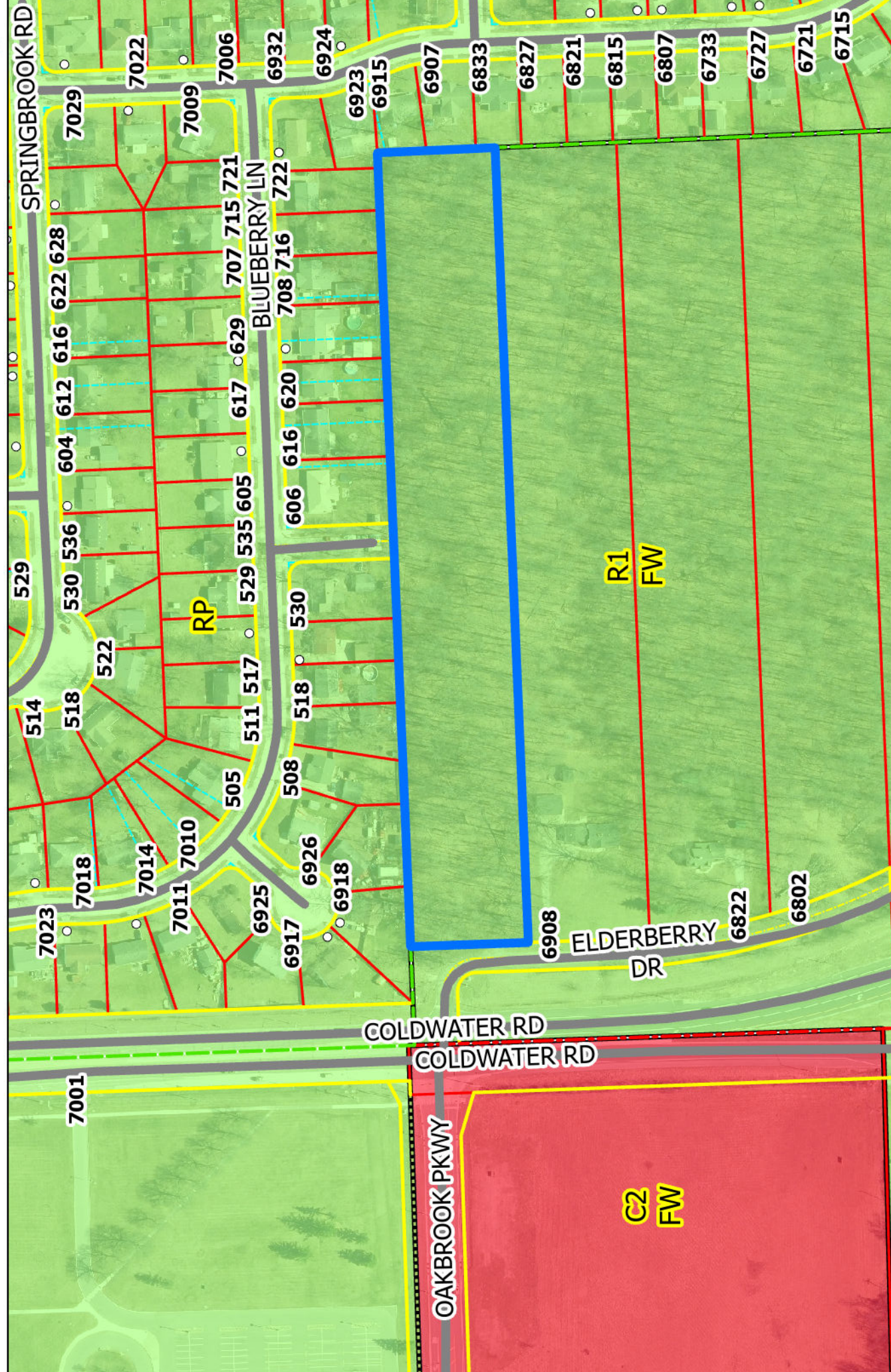
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 1.14.2026



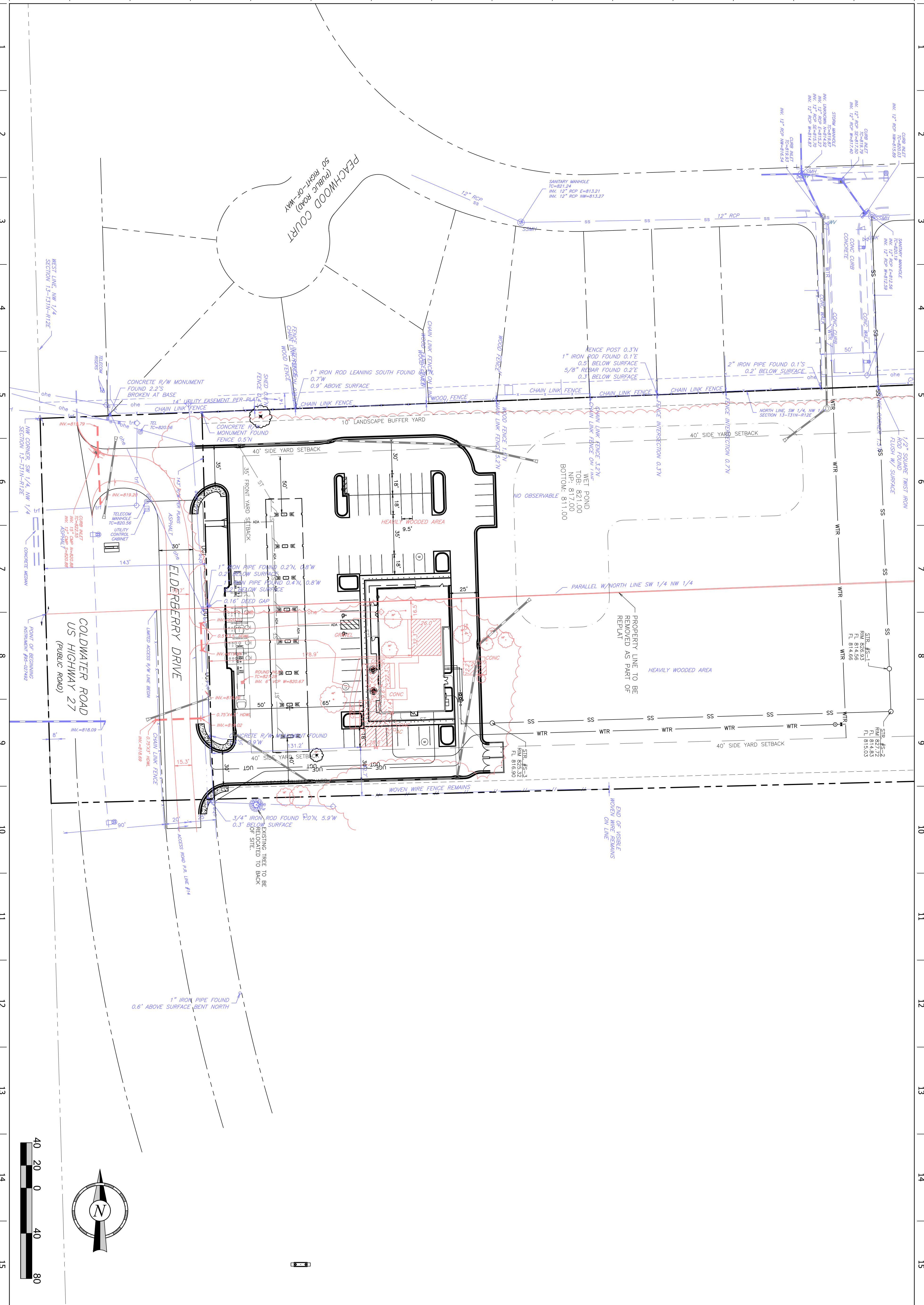


Rezoning Petition REZ-2026-0005 and Primary Development Plan PDP-2026-0003 - QuikTrip



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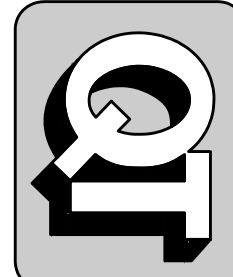
REV	DATE	DESCRIPTION

SHEET TITLE:
SITE/DEMO PLAN

SHEET NUMBER:
1

ORIGINAL ISSUE DATE: 12/02/2025

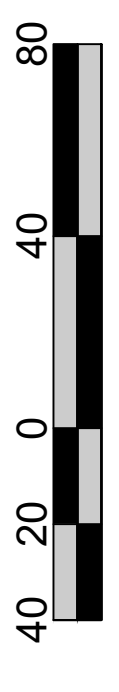
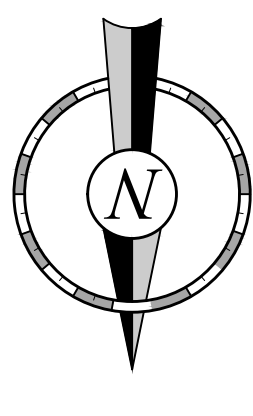
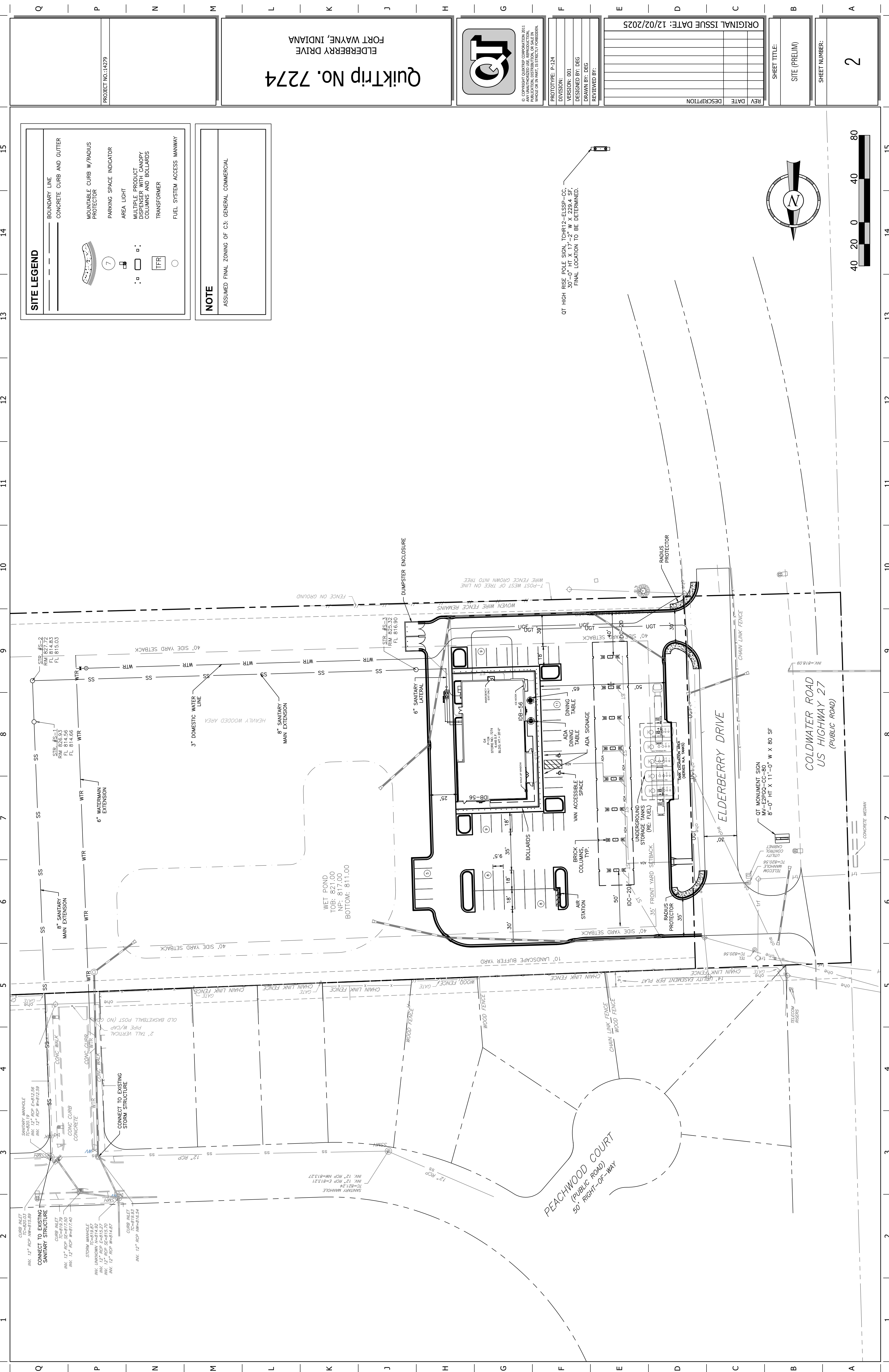
PROTOTYPE: P124
DIVISION: 001
DESIGNED BY: DGS
DRAWN BY: DGS
REVIEWED BY:



QuikTrip No. 7274

ELDERBERRY DRIVE
FORT WAYNE, INDIANA

PROJECT NO.: 14279



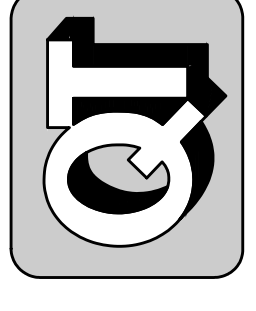
SITE LEGEND

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

NOTE

ASSUMED FINAL ZONING OF C3: GENERAL COMMERCIAL

QuikTrip No. 7274
ELDERBERRY DRIVE
FORT WAYNE, INDIANA



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

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 12/02/2025

SHEET TITLE:
SITE (PRELIM)

SHEET NUMBER:
2

OT HIGH RISE POLE SIGN, TCHR12-ELSSP-CC,
30'-0" HT X 17'-2" W X 239.4 SF.
FINAL LOCATION TO BE DETERMINED.

OT MONUMENT SIGN
8'-0" HT X 11'-0" W X 80 SF

WET POND
TOP: 827.00
NP: 817.00
BOTTOM: 811.00

PEACHWOOD COURT
(PUBLIC ROAD)
50' RIGHT-OF-WAY

ELDERBERRY DRIVE

COLDWATER ROAD
US HIGHWAY 27
(PUBLIC ROAD)

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)
Kris Howard - Parish Council President
(printed name of property owner)


(signature of applicant)
DocuSigned by:

(signature of property owner)

1/6/26
(date)
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.

- 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]
 (signature of applicant)

1/6/26
 (date)

Robert Myers
 (printed name of property owner)

[Signature]
 (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.

FACT SHEET

Case #REZ-2026-0005 Bill # Z-26-01-24 Project Start: January 2026

PROPOSAL:	Rezoning Petition REZ-2026-0005 – Quik Trip
APPLICANT:	Quik Trip Corporation
REQUEST:	To rezone from R1/Single Family Residential to C3/General Commercial to permit a gas station and C-store
LOCATION:	6910 Elderberry Drive (Section 13 of Washington Township)
LAND AREA:	10.0 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	C3/General Commercial
COUNCIL DISTRICT:	3 – Nathan Hartman
SPONSOR:	Fort Wayne Plan Commission

February 9, 2026 Public Hearing

- No one spoke in support.
- Four people spoke in opposition or with concerns.
- Five emails/letters and a petition (approx 80 signatures) were received in opposition
- Paul Sauerteig and Karen Richards were absent.

February 16, 2026 Business Meeting

Plan Commission Recommendation: DO PASS, with a Written Commitment

A motion was made by Ryan Neumeister and seconded by Rachel Tobin-Smith to return the ordinance with a Do Pass recommendation, with a written commitment, to Common Council for their final decision.

5-0-1 MOTION PASSED

- Karen Richards, Paul Sauerteig, and Rick Briley were absent.
- Scott Myers abstained.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
May 14, 2026

PROJECT SUMMARY

The site consists of two 5-acre parcels, one vacant, and one with a single family home. The applicant is requesting to rezone the site to C3/General Commercial for a gas station and convenience store along the frontage of 6908 and 6910 Elderberry Drive. Elderberry Drive begins at the new signal at Coldwater Road and the new combined entrance for Northrop Highschool and Coldwater Commons (mixed-use commercial development approved in 2025). The drive continues south and east, parallel to Coldwater Road and the off-ramp from Interstate 69, where it dead-ends. Two homes currently occupy this quadrant, with the majority of the land being heavily wooded and potentially wetland. This proposed gas station/convenience store would be located immediately adjacent to Springwood subdivision, and a single family home on Elderberry Drive.

The proposed QuikTrip station consists of a 6,445 square foot convenience store, a gas canopy and eight (8) pumps. The northern access comes directly off the signal at Coldwater, with a second access situated at the southern tip of the property. Parking is located on the north, south and west sides of the convenience store, with three bays of parking on the north side. Dumpsters are proposed in the southeastern corner of the site, behind the building. The plan appears to meet all zoning ordinance required setbacks and parking requirements. The landscape buffers on the north and south sides need to be 10 feet minimum in width, which is shown on the plan, however the applicant is planning fencing along existing homes.

This property is located within the Airport Overlay district in Area 1, which requires a Special Use approval from the Board of Zoning Appeals and approval from the Fort Wayne-Allen County Airport Authority. The applicant confirmed they have spoken with the FWAA, and are planning to file for a Special Use. Stormwater detention is shown in the eastern portion of the site, behind the convenience store.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
LUD Goal 1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category.
- Adjacent properties are categorized as Suburban Neighborhood to the north and east, and Institutional to the northwest (existing school). Land directly west was recently zoned to C2/Limited Commercial for a shopping center.
- Primary and Secondary Uses in the Suburban Neighborhood category include: Single family residential, civic and cultural facilities, parks and open space, religious institutions, and schools. Gas station/convenience store is not supported in this category.

Compatibility Matrix

- The matrix lists C3/General Commercial as potentially compatible with the Suburban Residential category. Compatibility can be increased with additional mitigation/consideration: written commitments, building design, enhanced landscaping, enhanced connectivity, etc.

Overall Land Use Policies

- The proposed use does not appear to be supportive of the following policy:
LUD Policy 4 Nonresidential development which is adjacent to residential should be limited to lower intensity neighborhood commercial uses.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Ali Bukhres, representing applicant, presented the project as outlined above.

Public Comments:

John Thistlethwaite (1431 E Wallen Rd): Opposition – Concerned with water/sewer, worry about wetland.

Jennifer Montel (620 Blueberry Ln): Opposition – Concerned with safety of kids, school zone area, flooding, traffic.

Whitney Carney (6808 Ludwig Cir): Opposition – Concerned with too much development, traffic, safety for kids, wildlife.

Itzel Cebrero Espinoza (606 Blueberry Ln): Opposition – Concerned children's safety, wildlife, pond.

Rebuttal: Ali Bukhres stated they will work with engineers on stormwater; traffic will not be in the neighborhood; detention pond will be dry; fence will also be around pond; they want to be part of the community. Applicant agrees to a Written Commitment to restrict certain uses.

FORT WAYNE PLAN COMMISSION Findings of Fact • February 2026

PROPOSAL:	Rezoning Petition REZ-2026-0005
APPLICANT:	QuikTrip Corporation
LOCATION:	Rezone from R1 to C3 to allow for a gas station and C-store
REQUEST:	6910 Elderberry Dr (Section 13 of Washington Township)
LAND AREA:	10.00 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2026-0005 be returned to Council, with a “Do Pass”, with a Written Commitment, recommendation after considering the following:

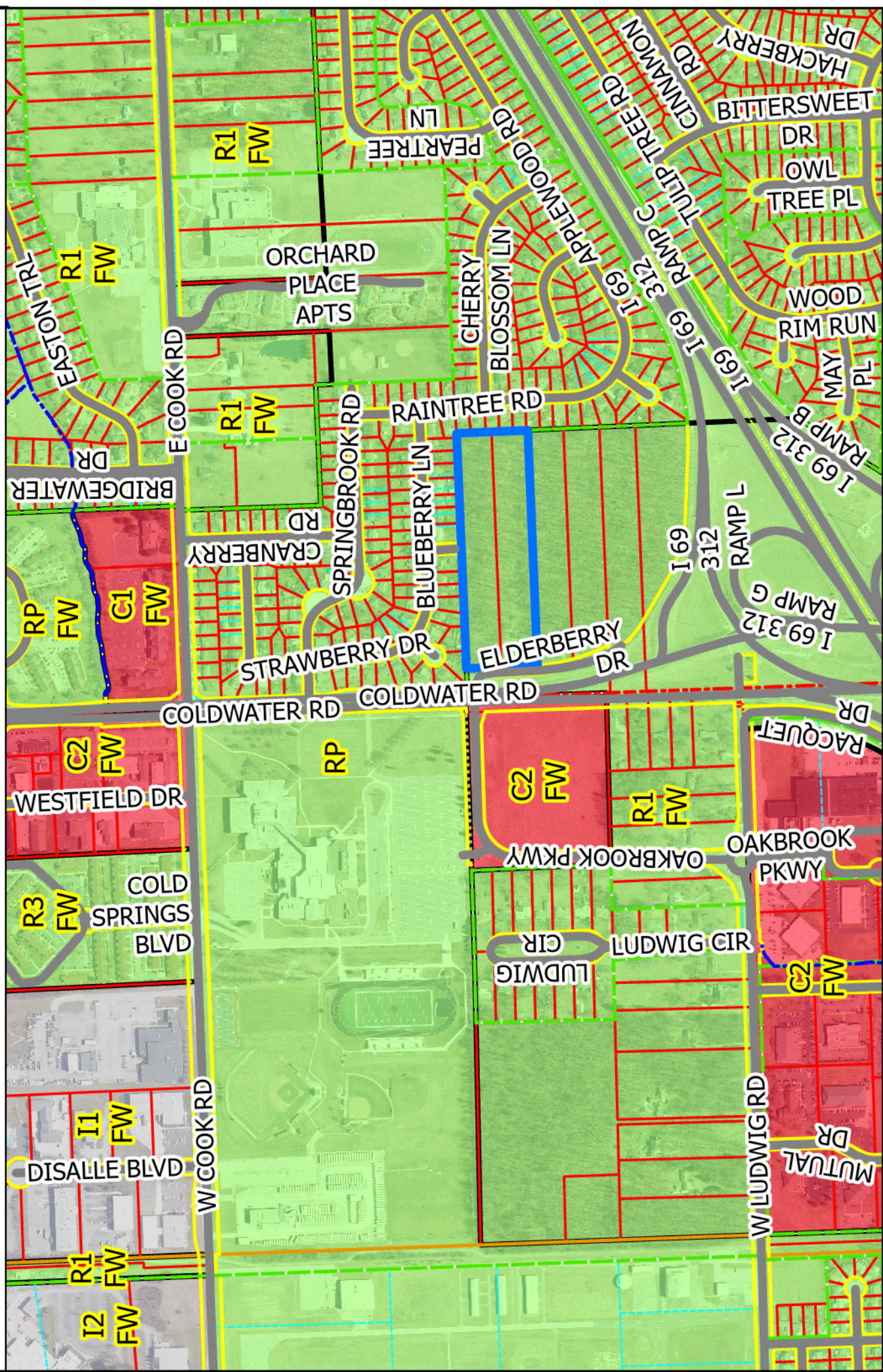
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The project site is located with the Urban Infill area.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The applicant offers enhanced screening and buffering adjacent to residential properties to aid in compatibility with the neighborhood.
3. Approval is consistent with the preservation of property values in the area. The general area is developed with a mix of residential, institutional and commercial uses. Proximity to I-69 and Coldwater Road makes this site less desirable for single family residential development.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.
5. An approved Written Commitment will be executed and provided to staff prior to Council action on the rezoning.

These findings approved by the Fort Wayne Plan Commission on February 16, 2026.

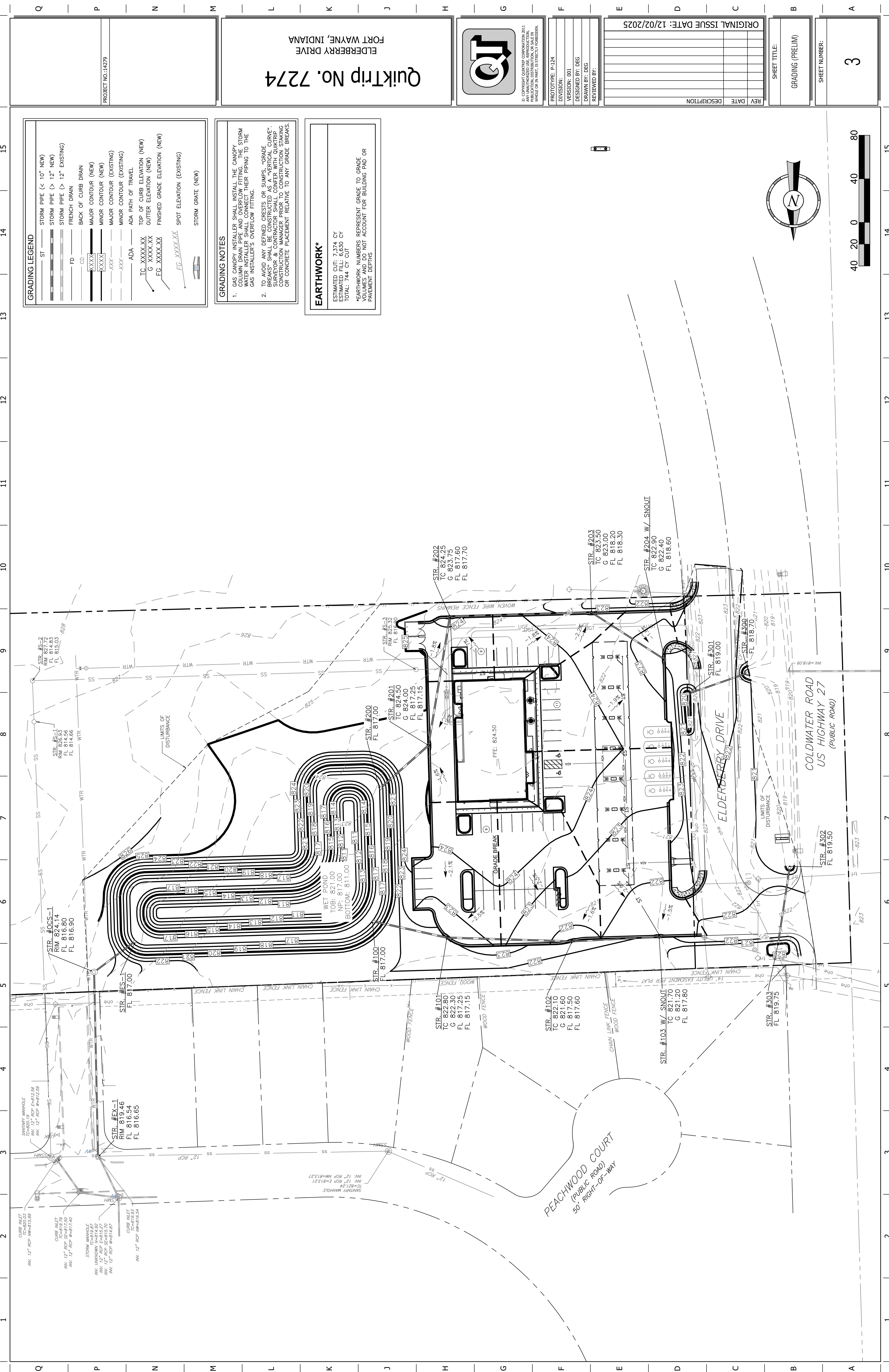


Benjamin J. Roussel
Executive Director
Secretary to the Commission

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



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 State Plane Coordinate System, Indiana East
 North American Datum 1983
 Photos and Contours: Spring 2009
 Date: 2/5/2026



GRADING LEGEND

ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (NEW)
XXX	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

GRADING NOTES

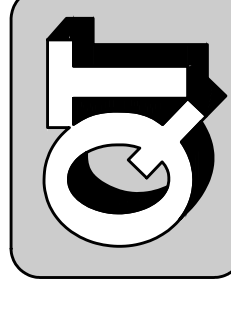
- GAS CANDY INSTALLER SHALL INSTALL THE CANDY STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
- TO AVOID ANY DEFINED CRESTS OR SIMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFIRM WITH QUIKTRIP ENGINEER THAT THE GRADE BREAKS ARE CONSTRUCTED OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

EARTHWORK*

ESTIMATED CUT: 7.374 CY
 ESTIMATED FILL: 6.630 CY
 TOTAL: 744 CY CUT

*EARTHWORK NUMBERS REPRESENT GRADE TO GRADE. EXISTING GRADES ARE NOT ACCOUNT FOR BUILDING PAD OR PAVEMENT DEPTHS

QuikTrip No. 7274
 ELDERBERRY DRIVE
 FORT WAYNE, INDIANA



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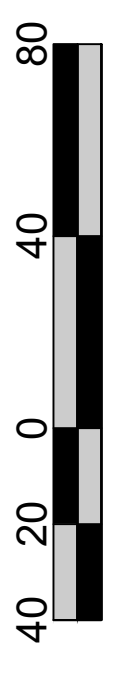
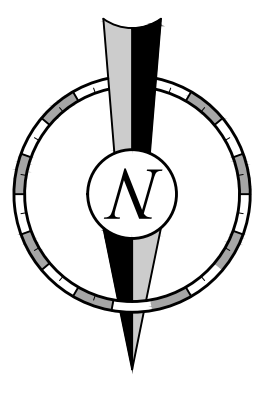
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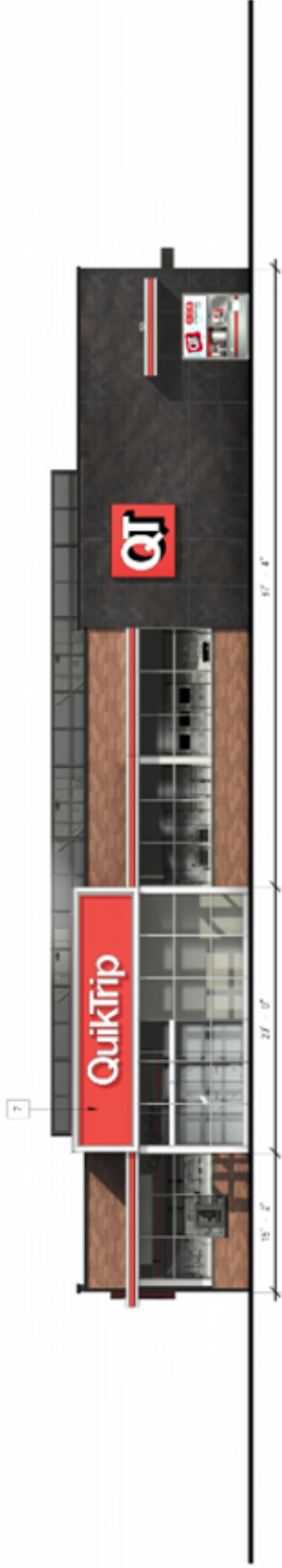
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 12/02/2025

SHEET TITLE:
 GRADING (PRELIM)

SHEET NUMBER:
 3





FRONT ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"

RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

CURRENT STATUS



WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT (“Commitment”) is made this ____ day of _____, 2026 by _____, an _____ (the “Declarant”).

WITNESSETH:

WHEREAS, Declarant is the owner of approximately 10.0 acres of real estate located in Allen County, Indiana, the legal description of which is attached hereto as Exhibit “A” (the “Real Estate”); and

WHEREAS, Declarant submitted a rezoning petition with respect to the Real Estate to rezone the Real Estate from R1/Single Family Residential zoning district to a C3/General Commercial zoning district, bearing numbers REZ-2026-0005 and PDP-2026-0003 (the “Petition”), which Petition has been approved by the Fort Wayne Plan Commission (the “Plan Commission”) and the Fort Wayne Common Council (“City Council”); and

WHEREAS, Declarant has offered this Commitment, voluntarily, pursuant to Indiana Code 36-7-4-1015, for the purpose of limiting certain uses for the Real Estate; and

WHEREAS, in conjunction with the Petition, the Plan Commission has accepted Declarant’s offer of this Commitment and its recordation with the Allen County, Indiana, Recorder’s Office upon approval of the Petition by the Plan Commission and Council.

NOW, THEREFORE, in consideration of the above and foregoing recitals, Declarant hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or any portion of the Real Estate.

1. Prohibited Uses. Subject to the terms and conditions herein contained, the following uses shall be prohibited upon the Real Estate:

- a) Agricultural equipment sales
- b) Agricultural equipment service
- c) Agricultural supply sales
- d) Animal kennel
- e) Animal obedience school
- f) Automobile auction
- g) Automobile body shop
- h) Automobile detailing or trim shop
- i) Automobile maintenance (quick service)
- j) Automobile rental
- k) Automobile repair
- l) Automobile restoration

- m) Automobile rustproofing
- n) Automobile sales
- o) Automobile washing facility
- p) Boat sales
- q) Correctional services facility
- r) Equipment rental (limited)
- s) Equipment service
- t) Fireworks sales
- u) Fraternity house
- v) Go-kart facility
- w) Homeless shelter
- x) Landscape contracting service
- y) Manufactured home sales
- z) Motor vehicle auction
- aa) Motor vehicle rental
- bb) Motor vehicle repair
- cc) Motor vehicle sales
- dd) Seasonal sales
- ee) Shooting range (indoor)
- ff) Sorority house
- gg) Stadium/racetrack
- hh) Storage shed sales
- ii) Tire sales
- jj) Towing service (with no storage yard)
- kk) Truck fueling station
- ll) Truck stop
- mm) Watercraft sales
- nn) Zoo

2. Permitted Uses. Any use otherwise permitted in a C3/General Commercial zoning district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use upon the Real Estate.

3. Declarant agrees to the following:

- a) Secondary development plans will be submitted to the Plan Commission.
- b) The applicant will submit a landscape plan during secondary submittal that meets the intent of the zoning ordinance. Species chosen on the landscaping plan will be included on the secondary plans to verify that planting choices are noninvasive.
- c) Minimum 8-foot high privacy fence will be installed along the north property line for at least 330 feet, or the distance to adequately screen the adjacent neighbors, and along the south property line for at least the length of the developed parking lot and dumpster area. Fencing shall meet required front building setback.
- d) A mixture of large evergreen trees and shade trees shall be planted within the landscape buffer area on both north and south property lines, subject to staff review and approval. Minimum installed size shall be 8-10 feet for evergreens

and 2.5 inch caliper for shade trees. Applicant will work with staff and neighbors, if possible, to determine whether fence shall be installed on property line, or inset to allow for plantings on the neighbor side of fence. Final landscaping plans will be reviewed by the Plan Commission with Secondary Development Plans.

- e) Every attempt shall be made to preserve trees along the north and south property line for the area designated for stormwater detention.
 - f) The dumpsters will have the required enclosure, to be constructed with either a wood or a vinyl fence or masonry structure and will include a gate.
 - g) All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA). A photometrics plan will be submitted as a part of the secondary development plan showing no light emanating onto the adjacent residential properties to the north, south, and west.
 - h) There shall be no light emanating from the north, east or south sides of the gas canopy façade.
 - i) New signage will meet zoning ordinance requirements, or Board of Zoning Appeals approval shall be required.
 - j) This approval by the Commission shall be valid for a period of twenty-four (24) months from the date of the approval.
4. Permits. No permits shall be issued under the zoning ordinance by the Zoning Administrator, or any successor agency having zoning jurisdiction over the Real Estate, until this Commitment is recorded with the Allen County Recorder. The Declarant shall deliver to the Zoning Administrator and the Plan Commission an executed and recorded copy of this Commitment.
5. Binding Effect, Modification, and Termination. This Commitment shall run with the Real Estate, and shall be binding upon the Declarant and each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. The recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated only by a decision of the Plan Commission, following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules of procedure. The Plan Commission shall have the discretion whether to approve or deny any proposed modification or termination of this Commitment. This Commitment may be modified or terminated by the Plan Commission making findings of fact that the proposed modification or termination is required because: (a) there is a substantial change in circumstances from the time of the original Commitment; (b) the proposed modification or termination is in substantial compliance with the Comprehensive Plan; (c) the proposed modification or termination is consistent with the Plan Commission's prior approval; and (d) the application of the terms of the original Commitment would cause an unnecessary hardship absent the modification or termination. Further, pursuant to I.C. 36-7-4-1015(b)(4), this Commitment shall automatically terminate if: (i) the zoning district or classification applicable to the Real Estate is changed; or (ii) if the land use to which this Commitment relates is changed.

6. Recording. Declarant or Applicant shall, at Declarant's or Applicant's expense, record this Commitment with the Allen County Recorder and shall provide two copies of the recorded Commitment to the Zoning Administrator.
7. Enforcement. Any violation of this Commitment shall be deemed a violation of the zoning ordinance in effect at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Plan Commission or any enforcement official designated in the zoning ordinance, or any successor agency having zoning jurisdiction over the Real Estate. Pursuant to I.C. §36-7-4-1015, the Plan Commission or any enforcement official designated in the zoning ordinance, shall be entitled to all legal and equitable remedies available, including specific performance and injunctive relief, for any violation of this Commitment. The enforcement rights of the Plan Commission or any enforcement official designated in the zoning ordinance are cumulative, not exclusive. This Commitment may be enforced by any successor commission or enforcement official having zoning jurisdiction over the Real Estate.
8. Last Deeds of Record. The most recent deed of record for the Real Estate was recorded in the Office of the Recorder of Allen County, Indiana as Document Number(s) _____
_____.
9. Severability. Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.
10. Governing Law. This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.
11. Effective Date. The effective date ("Effective Date") of this Commitment shall be the date of its recordation with the Office of the Recorder of Allen County, Indiana.

“DECLARANT”

By: _____
Printed Name:
Title:

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, this ____ day of _____, 2026, personally appeared _____ and acknowledged the execution of the foregoing. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public

My Commission Expires: _____

My County of Residence: _____

THIS INSTRUMENT prepared by: Department of Planning Services, 200 East Berry, Suite 150, Fort Wayne, IN 46802.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Michelle B. Wood _____

When Recorded, mail to: Department of Planning Services, 200 East Berry, Suite 150, Fort Wayne, IN 46802.

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

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.

Michelle Wood

From: Marda Gerardot <mardagerardot@gmail.com>
Sent: Friday, February 6, 2026 2:34 PM
To: ACFWPlanCommission
Subject: RezoningPetition REZ-2026-0007

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Members of the Allen County Board of Zoning Appeals

My name is Marda Gerardot Gerardot and I live at 411 Ward Drive. I live right across from 8126 Coldwater Road (old school house)

1. Opposition to rezoning of 8126 Coldwater Rd. To become coffee shop. Plan as presented is unacceptable.
2. There can be no traffic access to this location that involves Ward Drive` or the other two streets in this neighborhood. Only Coldwater Rd.
- 3.This neighborhood includes adults, kids, and kids riding bikes, walking etc. pets, dogs, cats, and beautiful wildlife that need our protection and guardianship. None need to be at added risk of being injured or killed by excess vehicles and some with questionable drivers.
4. According to my research coffee shops are gaining popularity all over the USA. And many appear quite busy. So I'm not sure light commercial applies in this case. The properties referred to in buyers handout are an attorneys office , chiropractor office, , a real estate office which appears now a rental house. These are properties just south of schoolhouse facing Coldwater Road. I have never seen much activity or vehicles at them.
- 5.Buyers plan includes drive-up window. Of course that is going to increase traffic.
6. What is important is that my neighborhood is relatively safe for all.
7. I do have more to say and questions but will leave it at this for now.

Respectfully, Marda Gerardot

Rezoning for QuikTrip Corp / Elderberry Dr

From Christy Moody <christyemoody@gmail.com>
Date Tue 2/17/2026 8:51 AM
To Sean Rigler <Sean.Rigler@allencounty.in.gov>
Cc earljmoody13@gmail.com <earljmoody13@gmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Sean Rigler,

Our school and rush hour traffic is already way over populated pushing traffic back clear up over the overpass on Coldwater Rd past where your Elderberry gas station would sit. Noone in this neighborhood wants this. After school pickup already floods our neighborhood and local Marathon traffic for kids rushing to get to their parents cars because the traffic and waiting lines are more than the school pickup zones allow for. You hold your quiet, barely advertised meetings for rezoning and residents barely have time to make arrangements and make the meeting. Nor, were ALL residents of Springwood & Orchard Woods made aware of this situation by your office. Sneaky.

I live at 7033 Strawberry Dr, Fort Wayne, IN 46825. My backyard is on the other end of the crosswalk for Northrup High School. The entrance to the neighborhood is blocked by on a daily basis due to high traffic. I have witnessed multiple vehicle accidents as well as walkers using the crosswalk be hit by drivers in their vehicles. I've also witnessed alot of near misses.

When the road requires repairing or their are water problems and 1 or more lanes are shut down, it causes extensive traffic back up, multiple wrecks, drivers stopping for stop lights, Elderberry in particular & the Coldwater entrance to the neighborhood to be blocked with traffic who do not obey or respect stopping lines as to keep traffic flow going. I have emailed in more than once on the problems exasperated by leaving lanes closed for extensive periods during work, and leaving signs waiting for pickup for WEEKS.

Having 18 wheelers next to our neighborhood and 3 schools is less than ideal.

Large truck stops are also a cesspool of pollution, prostitution, and drug smuggling and selling. Is that what Fort Wayne wants to sell these students from K-12?! Is sure isn't what the parents want.

Nor are there sidewalks along Coldwater Road which causes more and very dangerous situations for traffic and pedestrians.

WE WANT A RESIDENTIAL NEIGHBORHOOD, NOT A REZONED COMMERCIAL POLLUTING GAS STATION.

THERE IS ALSO OTHER TRUCK STOPS WITHIN 2 MILES FROM HERE. Let's face the truth here, you are just wanting to sell the 312B exit. We want to keep it residential.

Will the gas station pay us penny for penny for our lost property values?!

The Springwood and Orchard Wood neighborhoods are established single-family residential communities. Introducing a high-intensity commercial use at this location is incompatible with the existing land use pattern and poses significant concerns for residents, including:

Increased traffic volumes and safety hazards, particularly along neighborhood streets used by families, pedestrians, and children
Noise, bright lighting, and late-night activity (not good for our school aged students)associated with a convenience store and fuel canopy
Air and environmental risks, including underground fuel storage, stormwater runoff, and increased impervious surfaces
Negative effects on nearby residential property values
Conflict with the City of Fort Wayne Comprehensive Plan, which prioritizes the protection of established residential neighborhoods
Increased strain on local infrastructure, including roads, drainage systems, and emergency services
Proximity to a high school, with the proposed development located approximately 2,100 feet from a high school, raising additional concerns related to student safety, pedestrian traffic, and increased vehicular congestion during school hours and 5-7 pm traffic.

This is a residential neighborhood. Do not rezone. Do not allow this gas station truck stop. You would be bringing increased danger to our neighborhood.

It will also continue to break down roads in this school and residential zone. Something this neighborhood struggles with already.

Sincerely,
Christy Moody
Earl Moody
7033 Strawberry Dr,
Fort Wayne, IN 46825
260-415-8612

Rezoning Petition

From Daniel Pyle <d.pyle0710@yahoo.com>

Date Sun 2/1/2026 6:05 PM

To ACFWPlanCommission <ACFWPlanCommission@allencounty.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern, In the matter of rezoning for a "QuikTrip", gas station and convenience store at 6910 Elderberry Dr. in our opinion any business in this location would not only add more traffic to the already congested Coldwater and Cook roads traffic confluence, but also have the chance of promoting more crime in the area to a neighborhood that has very little crime. In conclusion do we really need yet another gas station/convenience store in this area to not only invite crime to this area given it's convenient location to the I-69 interchange, but not to mention the pollution aspect of said business would bring to the area.

Respectfully yours, Daniel & Deborah Pyle 810 Lemonwood Court 46825-3730

Notice, Proposal for Rezoning, Public Hearing

From Deb Caudill <deb.a.caudill@gmail.com>
Date Sat 1/31/2026 7:52 PM
To ACFWPlanCommission <ACFWPlanCommission@allencounty.us>

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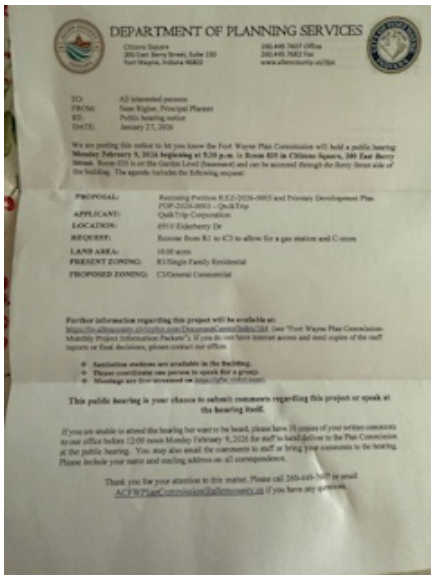
Members of Ft. Wayne IN, Department Of Planning Services;

My name is Debra Caudill. I reside at 535 Springbrook Rd. Ft Wayne In. 46825. I have been in this home for 33 years.

Below is a copy of the notice I recently received from the Ft. Wayne Plan Commission. I wanted to express my concerns with this proposal for rezoning.

The location the applicant has interest in is less than a quarter mile from my home in the Springwood addition. The QuickTrip business that the applicant would like to establish in this proposed rezoned 10 acres would do nothing for the people of this area.

I trust that the leadership of this city will take into consideration how unnecessary a fuel/food business at this location is. My hope is that the Monday, February 9, 5:30pm meeting will prove to be beneficial for the residents of the Springwood and adjacent neighborhood(s). We would appreciate your support in this matter.



Sincerely,
Debra Caudill
260 580 7250

Sent from my iPhone

Steven and Erin Herber Jr.
708 Blueberry Ln
Fort Wayne, IN 46825
ear4music2@gmail.com
260-750-9076
Date: February 5, 2026

Fort Wayne Plan Commission
Department of Planning Services
200 E. Berry Street, Suite 150
Fort Wayne, IN 46802

Subject: Opposition to Rezoning Petition REZ-2026-0005 and Primary Development Plan PDP-2026-0003 – QuikTrip Corporation (6910 Elderberry Dr)

Dear Members of the Fort Wayne Plan Commission,

I am writing to formally oppose Rezoning Petition REZ-2026-0005 and the related Primary Development Plan PDP-2026-0003, submitted by QuikTrip Corporation to rezone the property at 6910 Elderberry Dr from R1 (Single-Family Residential) to C3 (Commercial) for the construction of a gas station and convenience store.

While commercial development has its place, this particular project poses significant and unacceptable risks to neighborhood safety, environmental quality, and the overall community well-being.

1. Safety Risks to Residents and Pedestrians

Allowing a facility of this scale in close proximity to a residential addition creates several dangers:

- Increased vehicle congestion in an area that is already heavily congested, particularly at peak hours
- A higher likelihood of traffic accidents, due to cars entering/exiting the site
- Fuel tanker deliveries, which pose fire, spill, and hazardous material risks
- Reduced pedestrian safety, especially for children walking or biking nearby
 - This is adjacent to a high school and near a middle and elementary school making Springwood an attractive place to start a family. There is no bus service for the students in the residential area and several have to walk to

and from school. Adding a gas station poses a large risk of **pedestrian/vehicle** accidents.

Elderberry Drive is not engineered for the commercial load associated with a 24-hour gas station. Introducing this level of traffic into a quiet residential area compromises the safety standards residents rightfully expect.

2. Environmental Threats to Groundwater and Soil

Fuel stations bring inherent environmental hazards:

- Underground Storage Tanks carry ongoing risks of leaks that could contaminate the ground, groundwater and nearby drainage systems.
- Cleanup from these leaks isn't always fully successful and once leaks happen, property values in the area severely decline.

Due to the risk of environmental damage and the severe consequences there of QuikTrip should not be introduced into an established residential area.

3. Air Quality, Noise, and Light Pollution

Placing a gas station next to homes introduces continuous pollution sources:

Air Pollution

- Exhaust fumes from idling and refueling vehicles
- Regular emissions from vehicles and fuel pumping

These pollutants negatively affect respiratory health, especially for children, older adults, and individuals with asthma.

Noise Pollution

- 24-hour customer traffic
- Delivery trucks and fuel tankers
- Car doors, horns, alarms, and engines.

Noise levels in residential areas should remain low; a gas station guarantees the opposite.

Light Pollution

- High-intensity lighting
- Headlights entering and exiting the site

These lights intrude on residents' ability to enjoy privacy, darkness, and restful sleep.

4. Property Value Decline and Neighborhood Disruption

It is well-documented that homes near gas stations often suffer decreased property values due to:

- Noise/Lighting/Traffic
- Environmental concerns
- Increased crime rate including break ins

Residents who invested in their neighborhoods deserve the protection and stability that proper zoning intends to provide.

5. Commercial Needs Are Already Met Nearby

At least 7 gas stations are within a 2 mile radius of this location.

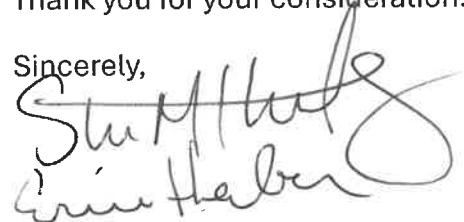
This area has not demonstrated a need to introduce a gas station into a residentially zoned area, especially when better locations already exist.

Conclusion

For these reasons—heightened safety risks, environmental dangers, pollution concerns, and incompatibility with established residential zoning—I respectfully urge the Fort Wayne Plan Commission to **deny Petition REZ-2026-0005 and PDP-2026-0003.**

Thank you for your consideration.

Sincerely,



Steven and Erin Herber Jr.

Michelle Wood

From: Christine Bowles <whiteicedmocha@hotmail.com>
Sent: Thursday, February 5, 2026 8:10 AM
To: ACFWPlanCommission
Subject: Rezone petition REZ-2026-0005

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning. This is regarding rezoning petition REZ-2026-0005 And primary development plan PDP-2026-0003-QwikTrip

My name is Christine Bowles. I live at 6629 Orangewood Court in Springwood addition- next to this property. I disapprove of this rezoning proposal. I have lived in my home across from Northrop High School for over 26 years. The amount of traffic that flies over the 69 bypass and comes over the hill and would have to abruptly slow down for vehicles for a gas station is dangerous and asking for accidents. Not to mention the exit turning as well onto Coldwater . The amount of traffic that backs up from Cook Road on a daily basis during morning rush hour and 5:00 p.m rush hour, traffic is unbearable with standstill vehicles as it is -- let alone trying to add a gas station for more congestion!! Even more importantly as a top priority the kids heading to Northrop and exiting Northrop High School many kids walk down to the gas station that's already nearby. Can you imagine the amount of kids trying to cross Coldwater road before school or especially in the afternoons after school , trying to get to the convenience store for snacks?! Trying to cross six Lanes or four lanes, depending on where they're walking, with an insane amount of traffic is asking for a child to get hit! I think this is a Beyond dangerous idea , someone's going to get hit and there are going to be accidents. I disapprove of this proposal. Also as an add-on, I am quite aware there is a crosswalk already in place on Coldwater which some kids would use. But I also know, knowing kids, they're going to run across coldwater in other places. Under the assumption obviously there's a traffic light there in front of the turn in for the gas station, but still it doesn't mean a child can't get hit Crossing. (traffic light that is already in place there)

Sent from my Verizon, Samsung Galaxy smartphone

PETITION IN OPPOSITION TO REZONING REQUEST

Springwood / Orchard Wood Addition – Fort Wayne, Indiana

Property Address: 6910 Elderberry Drive

Current Zoning: R-1 (Single-Family Residential)

Proposed Zoning: C-3 (General Commercial)

Proposed Development: Convenience store with fuel canopy

Statement of Opposition

We, the undersigned homeowners and residents of the Springwood and Orchard Wood Additions, formally oppose the rezoning request for the property located at 6910 Elderberry Drive, which seeks to rezone the property from R-1 Residential to C-3 Commercial to allow construction of a convenience store with fuel pumps.

The Springwood and Orchard Wood neighborhoods are established single-family residential communities. Introducing a high-intensity commercial use at this location is incompatible with the existing land use pattern and poses significant concerns for residents, including:

- Increased traffic volumes and safety hazards, particularly along neighborhood streets used by families, pedestrians, and children
- Noise, bright lighting, and late-night activity associated with a convenience store and fuel canopy
- Air and environmental risks, including underground fuel storage, stormwater runoff, and increased impervious surfaces
- Negative effects on nearby residential property values
- Conflict with the City of Fort Wayne Comprehensive Plan, which prioritizes the protection of established residential neighborhoods
- Increased strain on local infrastructure, including roads, drainage systems, and emergency services
- Proximity to a high school, with the proposed development located approximately 2,100 feet from a high school, raising additional concerns related to student safety, pedestrian traffic, and increased vehicular congestion during school hours





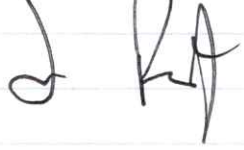
Rezoning this property to C-3 represents spot zoning that benefits a private commercial interest while imposing permanent adverse impacts on surrounding residential neighborhoods, including the Springwood and Orchard Wood Additions.

For these reasons, we respectfully request that the Fort Wayne Plan Commission and Fort Wayne City Council deny the rezoning petition for 6910 Elderberry Drive and maintain the current R-1 residential zoning to protect the safety, character, and quality of life of the Springwood and Orchard Wood communities.

Jennifer Montel 620 Blueberry Lane		Jennifer Montel
↓ Musser 616 Blueberry Lane		↓ Musser
Robert Musser 616 Blueberry Lane		Robert Musser
Michael Gauz		Michael Gauz
Lyon Chynlo		Lyon M Chynlo
Angela Keppel		Angela Keppel
Christel Moody 7033 Strawberry		Christel Moody
East of Indy		
amanda Jessamy Moody "		
Jessamy Moody "		
Jessamy Moody 1425 Springbrook		
Fred Weigel 508 Blueberry Ln.		Fred Weigel
Brandon Steward 620 Blueberry Lane		Brandon Steward
Kelra Cauchiff 535 Springbrook Rd, 46825		
Debra Cardill "		
Viktoria L Burdon 629 Blueberry (ADC)		Kicki Burdon
Callie Williams 536 Springbrook Rd		Callie Williams
Paul Wills 536 Springbrook Rd		Paul Wills
Lashonda Malone 536 Springbrook Rd.		Lashonda Malone
Matt Zimmerman 523 Springbrook Rd.		Matt Zimmerman
Dianna Menefee 518 Springbrook Rd		Dianna Menefee
VICTORIA GASKILL 803 Springbrook Rd		VICTORIA GASKILL
Marvin Flooring 715 Springbrook Rd		Marvin Flooring
Tommy Simpson 627 Springbrook		Tommy Simpson
James Meyer 704 Springbrook Road		James Meyer
Ronda Otero 6901 Fairtree Road		Ronda Otero
Ruth Curves 6833 RAWTREE ROAD		Ruth Curves
Judy Garce 6932 RAWTREE RD		Judy Garce
Alex Guidry 620 Blueberry RD		Alex Guidry
Bridgette Bodeker 7821 Tendon Ct.		Bridgette Bodeker
Heather Brewster 2283 E 1000 N		Heather Brewster
Michelle Kieft 3518 Flowing Brook		Michelle Kieft
Christina Koschalk 1661 Emerson Ave FW 46808		Christina Koschalk
Heather Pedersen 312 Soaring Eagle Ct. 46845		Heather Pedersen
Emily Gingerich 6510 Covington Rd Apt E137, FW, 46804		Emily Gingerich
Brynn Cole 1501 Fenwick Pl. Ft. Wayne IN, 46804		Brynn Cole
Alivia Gloyd 4336 Union Chapel Rd Ft. Wayne IN 46825		Alivia Gloyd
Anthony Carrazos 1728 Jessie ave.		Anthony Carrazos
Margaret Neese 912 W Washington Blvd 46802		Margaret Neese
Amber Gratke 3435 US Hwy 33 46723		Amber Gratke
Mark Friedrich 2031 Laurent CC, 46814		Mark Friedrich
Zoe Fargas 1312 Lohelaud Ave 46825		Zoe Fargas
Anthony Fargas 1312 Lohelaud W 46825		Anthony Fargas

Petition Against Rezoning of
6910 Elderberry Drive
From R1 to C3 to allow gas station.

Community Signatures:

<u>Print</u>	<u>Address</u>	<u>Signature</u>
1. Talia Robinson	6816 Ludwig Cir.	
2. Doregi Robinson	6816 Ludwig Cir	
3. Day'shan Robinson	6816 Ludwig Cir	
4. Megan Caswell	6920 Ludwig Cir	Megan Caswell
5. Nick Caswell	6920 Ludwig Cir	
6. Sara Harper	6921 Ludwig Circle	Sara Harper
7. Mason Hatfield	6817 Ludwig Circle	Mason Hatfield
8. Kaitlyn Elder	6817 Ludwig Circle	Kaitlyn Elder
9. Erin Forrest	6809 Ludwig Circle	Erin Forrest
10. Jon Forrest	6809 Ludwig Circle	
11. Kerise Rowant	6727 Ludwig Cir	Kerise Rowant

Petition Against Rezoning of
6910 Elderberry Dr.
From R1 to C3 allow gas station.

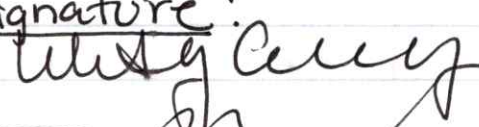
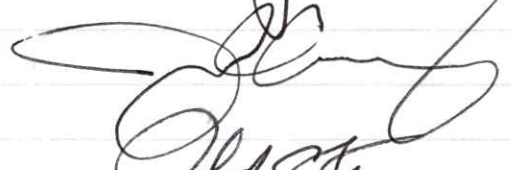



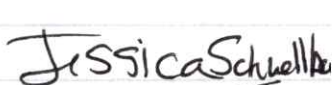

Community Signatures.

- | Print | Address | Signature |
|----------------------------|-------------------|--------------------|
| 1. ADRIENE BRAY | 641 WAYFIELD DR | ADRIENE |
| 2. Michelle Boggs | 601 Wayfield Dr. | Michelle Boggs |
| 3. Madisonn Bernardin | 10211 Adobe Ct. | |
| 4. Michael W. Iddings | 221 E. Ludwig Rd. | |
| 5. Cheryl Iddings | 221 E Ludwig Rd | |

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Petition Against the Rezoning of
6910 Elderberry Drive
From R1 to C3 to allow gas station
C-Store.

Community Signature(s):

- | <u>Print:</u> | <u>Address:</u> | <u>Signature:</u> |
|------------------------|---------------------|---|
| 1. Whitney Carney | 6808 Ludwig Circle |  |
| 2. Josh Carney | 6808 Ludwig Cir. |  |
| 3. Jake Sluts | 6824 Ludwig Cir. |  |
| 4. Mirnesa Slater | 6824 Ludwig Cir |  |
| 5. Lori Sanderson | 7406 Nature Trl Dr. |  |
| 6. Jessica Schnellbach | 6825 Ludwig Cir. |  |
| 7. Matt Schnellbach | 6825 Ludwig Cir |  |

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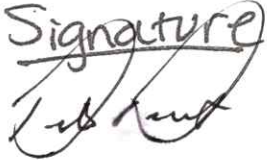


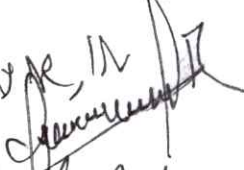
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Petition Against Rezoning of
 6910 Elderberry Dr.
 from R1 to C3 allow gas station

Community Signatures.

- | <u>Print</u> | <u>Address</u> | <u>Signature</u> |
|----------------------|---------------------------------|---|
| 1. PETE PROWANT | 6727 LUDWIG CIRCLE |  |
| 2. Mona Barnett | 6714 Ludwig Cir. | Mona Barnett |
| 3. Bobbie Barnett | same |  |
| 4. Tekla Tucker | 6710 Ludwig |  |
| 5. Christine Heck | 6710 Ludwig Circle | Christine Heck |
| 6. Robert Bone | 6620 Ludwig Cir | |
| 7. Vanessa Bone | 6620 Ludwig Cir., Fort Wayne | |
| 8. Manuel Robles | 119 W Ludwig Rd, Fort Wayne, IN |  |
| 9. Michaela Rochon | 114 W Ludwig Rd | Michaela Rochon |
| 10. Marquis J. Jones | 3/8 W Ludwig Rd. | |
| 11. Hayla Jones | 3/8 W Ludwig Rd. | |
| 12. Chandler Shaw | 3/8 402 W myfield. | |

FACT SHEET

Case #REZ-2026-0005 Bill # Z-26-01-24 Project Start: January 2026

PROPOSAL:	Rezoning Petition REZ-2026-0005 – Quik Trip
APPLICANT:	Quik Trip Corporation
REQUEST:	To rezone from R1/Single Family Residential to C3/General Commercial to permit a gas station and C-store
LOCATION:	6910 Elderberry Drive (Section 13 of Washington Township)
LAND AREA:	10.0 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	C3/General Commercial
COUNCIL DISTRICT:	3 – Nathan Hartman
SPONSOR:	Fort Wayne Plan Commission

February 9, 2026 Public Hearing

- No one spoke in support.
- Four people spoke in opposition or with concerns.
- Five emails/letters and a petition (approx 80 signatures) were received in opposition
- Paul Sauerteig and Karen Richards were absent.

February 16, 2026 Business Meeting

Plan Commission Recommendation: DO PASS, with a Written Commitment

A motion was made by Ryan Neumeister and seconded by Rachel Tobin-Smith to return the ordinance with a Do Pass recommendation, with a written commitment, to Common Council for their final decision.

5-0-1 MOTION PASSED

- Karen Richards, Paul Sauerteig, and Rick Briley were absent.
- Scott Myers abstained.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
May 14, 2026

PROJECT SUMMARY

The site consists of two 5-acre parcels, one vacant, and one with a single family home. The applicant is requesting to rezone the site to C3/General Commercial for a gas station and convenience store along the frontage of 6908 and 6910 Elderberry Drive. Elderberry Drive begins at the new signal at Coldwater Road and the new combined entrance for Northrop Highschool and Coldwater Commons (mixed-use commercial development approved in 2025). The drive continues south and east, parallel to Coldwater Road and the off-ramp from Interstate 69, where it dead-ends. Two homes currently occupy this quadrant, with the majority of the land being heavily wooded and potentially wetland. This proposed gas station/convenience store would be located immediately adjacent to Springwood subdivision, and a single family home on Elderberry Drive.

The proposed QuikTrip station consists of a 6,445 square foot convenience store, a gas canopy and eight (8) pumps. The northern access comes directly off the signal at Coldwater, with a second access situated at the southern tip of the property. Parking is located on the north, south and west sides of the convenience store, with three bays of parking on the north side. Dumpsters are proposed in the southeastern corner of the site, behind the building. The plan appears to meet all zoning ordinance required setbacks and parking requirements. The landscape buffers on the north and south sides need to be 10 feet minimum in width, which is shown on the plan, however the applicant is planning fencing along existing homes.

This property is located within the Airport Overlay district in Area 1, which requires a Special Use approval from the Board of Zoning Appeals and approval from the Fort Wayne-Allen County Airport Authority. The applicant confirmed they have spoken with the FWAA, and are planning to file for a Special Use. Stormwater detention is shown in the eastern portion of the site, behind the convenience store.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Urban Infill Area. Development in urban infill areas should be focused on vacant lots within neighborhoods and commercial or industrial areas already served by infrastructure.
- The following Goal would be applicable and supportive of this request:
LUD Goal 1 – Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas

Generalized Future Land Use Map

- The project site is located within the Suburban Neighborhood generalized land use category.
- Adjacent properties are categorized as Suburban Neighborhood to the north and east, and Institutional to the northwest (existing school). Land directly west was recently zoned to C2/Limited Commercial for a shopping center.
- Primary and Secondary Uses in the Suburban Neighborhood category include: Single family residential, civic and cultural facilities, parks and open space, religious institutions, and schools. Gas station/convenience store is not supported in this category.

Compatibility Matrix

- The matrix lists C3/General Commercial as potentially compatible with the Suburban Residential category. Compatibility can be increased with additional mitigation/consideration: written commitments, building design, enhanced landscaping, enhanced connectivity, etc.

Overall Land Use Policies

- The proposed use does not appear to be supportive of the following policy:
LUD Policy 4 Nonresidential development which is adjacent to residential should be limited to lower intensity neighborhood commercial uses.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Ali Bukhres, representing applicant, presented the project as outlined above.

Public Comments:

John Thistlethwaite (1431 E Wallen Rd): Opposition – Concerned with water/sewer, worry about wetland.

Jennifer Montel (620 Blueberry Ln): Opposition – Concerned with safety of kids, school zone area, flooding, traffic.

Whitney Carney (6808 Ludwig Cir): Opposition – Concerned with too much development, traffic, safety for kids, wildlife.

Itzel Cebrero Espinoza (606 Blueberry Ln): Opposition – Concerned children's safety, wildlife, pond.

Rebuttal: Ali Bukhres stated they will work with engineers on stormwater; traffic will not be in the neighborhood; detention pond will be dry; fence will also be around pond; they want to be part of the community. Applicant agrees to a Written Commitment to restrict certain uses.

FORT WAYNE PLAN COMMISSION
Findings of Fact • February 2026

PROPOSAL:	Rezoning Petition REZ-2026-0005
APPLICANT:	QuikTrip Corporation
LOCATION:	Rezone from R1 to C3 to allow for a gas station and C-store
REQUEST:	6910 Elderberry Dr (Section 13 of Washington Township)
LAND AREA:	10.00 acres
PRESENT ZONING:	R1/Single Family Residential
PROPOSED ZONING:	C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2026-0005 be returned to Council, with a “Do Pass”, with a Written Commitment, recommendation after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The project site is located with the Urban Infill area.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The applicant offers enhanced screening and buffering adjacent to residential properties to aid in compatibility with the neighborhood.
3. Approval is consistent with the preservation of property values in the area. The general area is developed with a mix of residential, institutional and commercial uses. Proximity to I-69 and Coldwater Road makes this site less desirable for single family residential development.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area.
5. An approved Written Commitment will be executed and provided to staff prior to Council action on the rezoning.

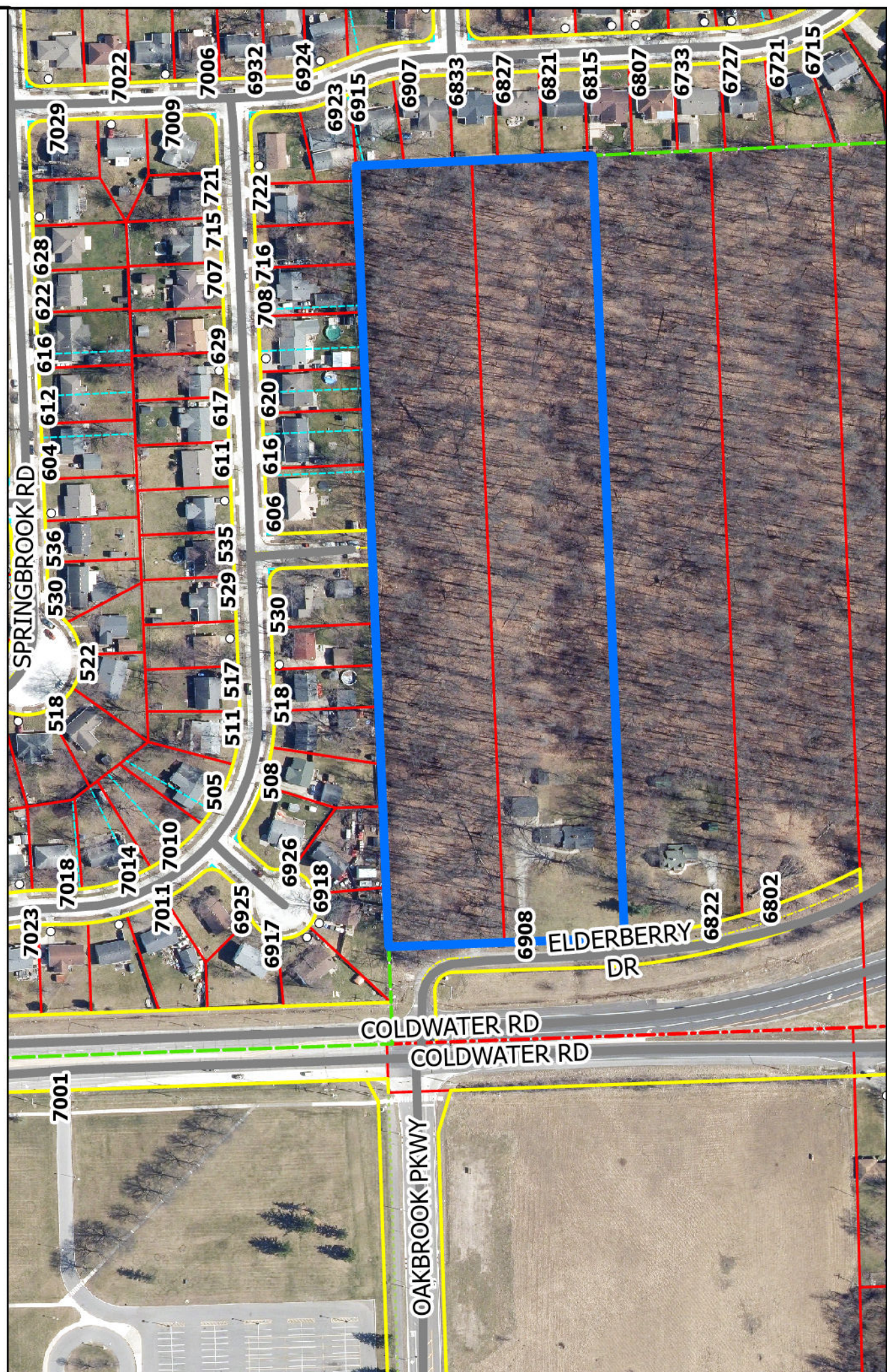
These findings approved by the Fort Wayne Plan Commission on February 16, 2026.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



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

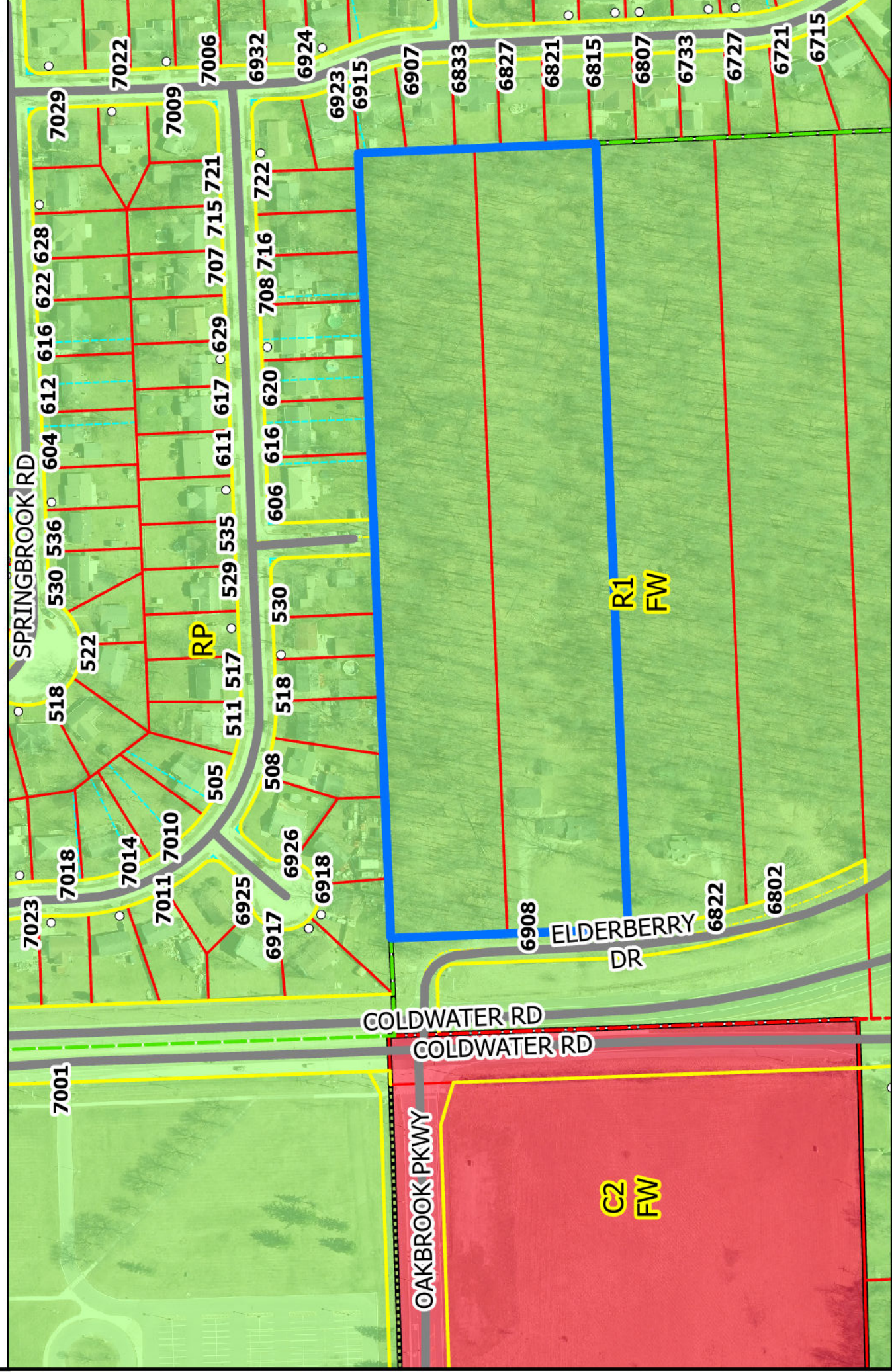


Although street accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 1.30.2026

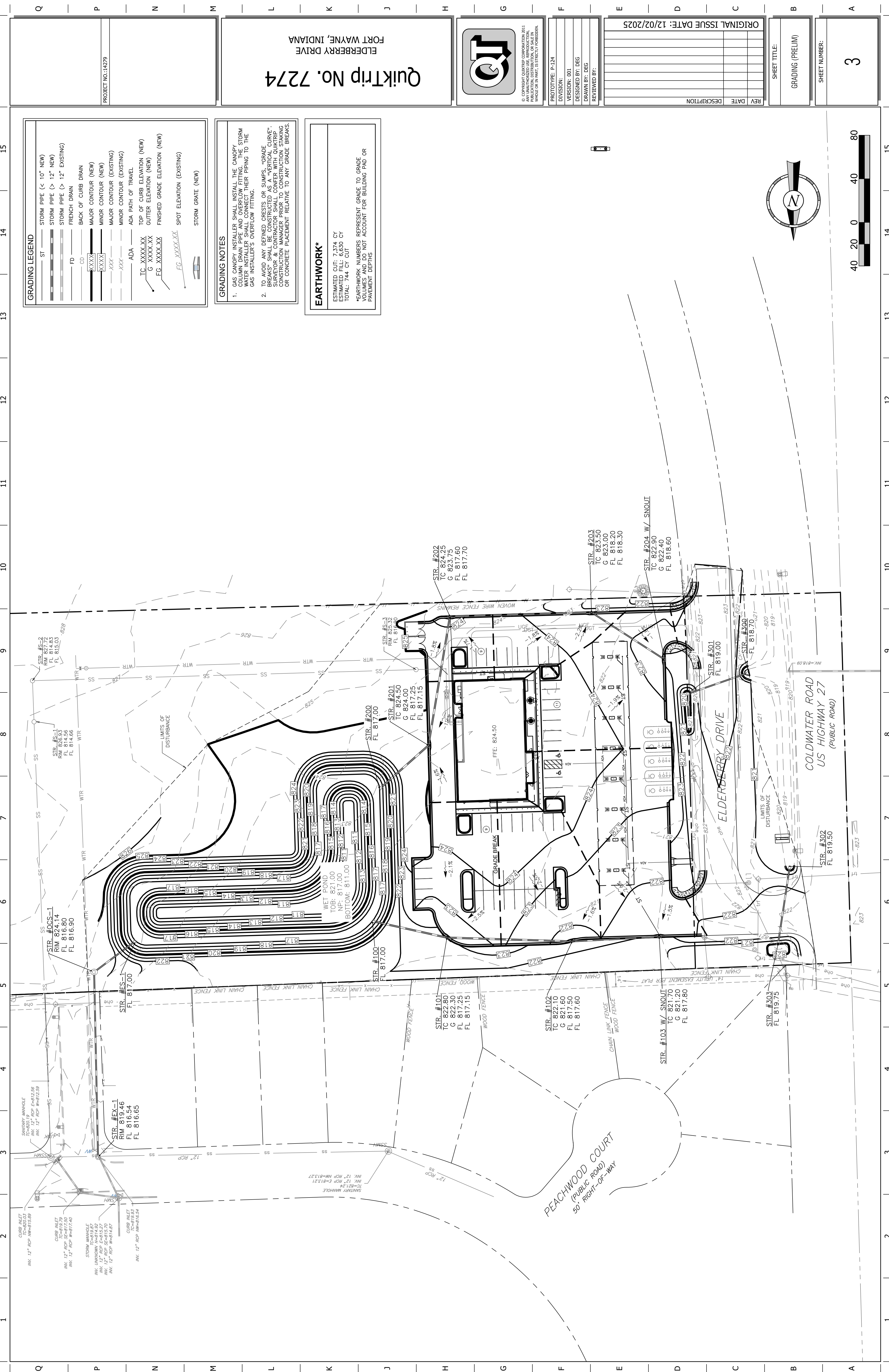


Rezoning Petition REZ-2026-0005 and Primary Development Plan PDP-2026-0003 - QuikTrip



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.

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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 1.30.2026



GRADING LEGEND

ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

GRADING NOTES

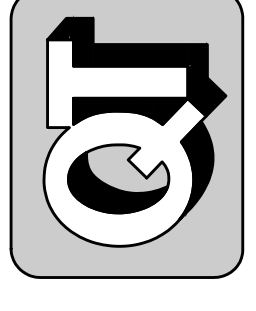
- GAS CANDY INSTALLER SHALL INSTALL THE CANDY STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
- TO AVOID ANY DEFINED CRESTS OR SIMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP ENGINEER TO DETERMINE THE APPROPRIATE VERTICAL CURVE OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

EARTHWORK*

ESTIMATED CUT: 7.374 CY
 ESTIMATED FILL: 6.630 CY
 TOTAL: 744 CY CUT

*EARTHWORK NUMBERS REPRESENT GRADE TO GRADE. FINISHED GRADE DOES NOT ACCOUNT FOR BUILDING PAD OR PAVEMENT DEPTHS

QuikTrip No. 7274
 ELDERBERRY DRIVE
 FORT WAYNE, INDIANA



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 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM QUIKTRIP CORPORATION. VIOLATION OF THIS AGREEMENT IS STRICTLY FORBIDDEN.

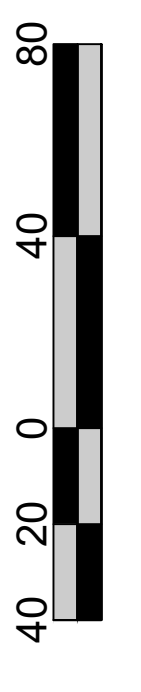
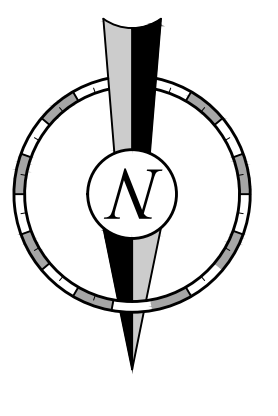
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 DIVISION:
 VERSION: 001
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 DRAWN BY: DEG
 REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 12/02/2025

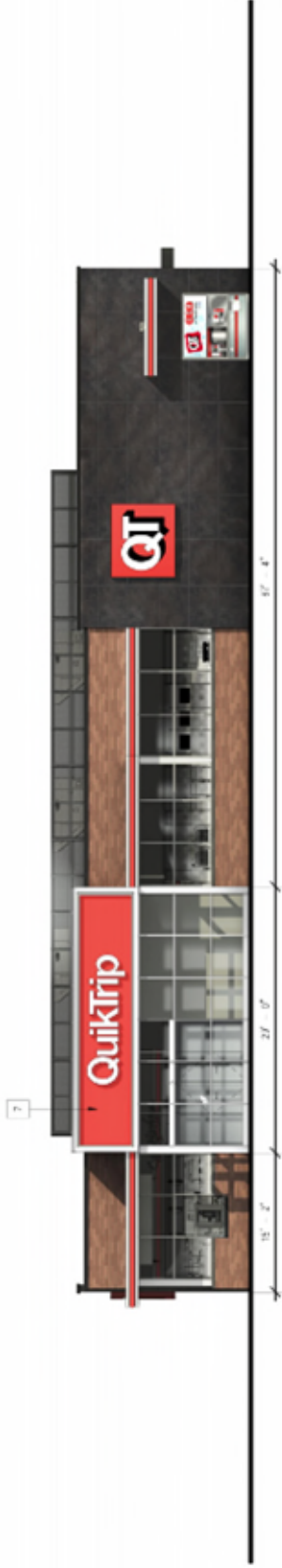
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FRONT ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

CURRENT STATUS



WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT (“Commitment”) is made this 22nd day of May, 2026 by St. John Chrysostom Antiochian Orthodox Church, Inc., an Indiana non-profit organization (the “Declarant”).

WITNESSETH:

WHEREAS, Declarant is the owner of approximately 5.0 acres of real estate located in Allen County, Indiana, the legal description of which is attached hereto as Exhibit “A” (the “Real Estate”); and

WHEREAS, Declarant has an executed purchase and sale agreement, dated September 27, 2025, with QuikTrip Corporation, an Oklahoma corporation (the “Buyer”), to sell the Real Estate. Buyer’s intended use of the Real Estate, plus an adjoining parcel, is to develop a fuel and convenience center.

WHEREAS, Buyer submitted a rezoning petition with respect to the Real Estate to rezone the Real Estate from R1/Single Family Residential zoning district to a C3/General Commercial zoning district, bearing numbers REZ-2026-0005 and PDP-2026-0003 (the “Petition”), which Petition has been approved by the Fort Wayne Plan Commission (the “Plan Commission”) and the Fort Wayne Common Council (“City Council”); and

WHEREAS, Declarant, on behalf of Buyer, has offered this Commitment, voluntarily, pursuant to Indiana Code 36-7-4-1015, for the purpose of limiting certain uses for the Real Estate; and

WHEREAS, in conjunction with the Petition, the Plan Commission has accepted Declarant’s offer of this Commitment and its recordation with the Allen County, Indiana, Recorder’s Office upon approval of the Petition by the Plan Commission and Council.

NOW, THEREFORE, in consideration of the above and foregoing recitals, Declarant, on behalf of Buyer, hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or any portion of the Real Estate.

1. Prohibited Uses. Subject to the terms and conditions herein contained, the following uses shall be prohibited upon the Real Estate:
 - a) Agricultural equipment sales
 - b) Agricultural equipment service
 - c) Agricultural supply sales
 - d) Animal kennel
 - e) Animal obedience school

- f) Automobile auction
- g) Automobile body shop
- h) Automobile detailing or trim shop
- i) Automobile maintenance (quick service)
- j) Automobile rental
- k) Automobile repair
- l) Automobile restoration
- m) Automobile rustproofing
- n) Automobile sales
- o) Automobile washing facility
- p) Boat sales
- q) Correctional services facility
- r) Equipment rental (limited)
- s) Equipment service
- t) Fireworks sales
- u) Fraternity house
- v) Go-kart facility
- w) Homeless shelter
- x) Landscape contracting service
- y) Manufactured home sales
- z) Motor vehicle auction
- aa) Motor vehicle rental
- bb) Motor vehicle repair
- cc) Motor vehicle sales
- dd) Seasonal sales
- ee) Shooting range (indoor)
- ff) Sorority house
- gg) Stadium/racetrack
- hh) Storage shed sales
- ii) Tire sales
- jj) Towing service (with no storage yard)
- kk) Truck fueling station
- ll) Truck stop
- mm) Watercraft sales
- nn) Zoo

2. Permitted Uses. Any use otherwise permitted in a C3/General Commercial zoning district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use upon the Real Estate.

3. Buyer, as the "Applicant", agrees to the following:

- a) Secondary development plans will be submitted to the Plan Commission.
- b) The Applicant will submit a landscape plan during secondary submittal that meets the intent of the zoning ordinance. Species chosen on the landscaping plan will be included on the secondary plans to verify that planting choices are noninvasive.

- c) Minimum 8-foot high privacy fence will be installed along the north property line for at least 330 feet, or the distance to adequately screen the adjacent neighbors, and along the south property line for at least the length of the developed parking lot and dumpster area. Fencing shall meet required front building setback.
 - d) A mixture of large evergreen trees and shade trees shall be planted within the landscape buffer area on both north and south property lines, subject to staff review and approval. Minimum installed size shall be 8-10 feet for evergreens and 2.5 inch caliper for shade trees. Applicant will work with staff and neighbors, if possible, to determine whether fence shall be installed on property line, or inset to allow for plantings on the neighbor side of fence. Final landscaping plans will be reviewed by the Plan Commission with Secondary Development Plans.
 - e) Every attempt shall be made to preserve trees along the north and south property line for the area designated for stormwater detention.
 - f) The dumpsters will have the required enclosure, to be constructed with either a wood or a vinyl fence or masonry structure and will include a gate.
 - g) All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA). A photometrics plan will be submitted as a part of the secondary development plan showing no light emanating onto the adjacent residential properties to the north, south, and west.
 - h) There shall be no light emanating from the north, east or south sides of the gas canopy façade.
 - i) New signage will meet zoning ordinance requirements, or Board of Zoning Appeals approval shall be required.
 - j) This approval by the Commission shall be valid for a period of twenty-four (24) months from the date of the approval.
4. Permits. No permits shall be issued under the zoning ordinance by the Zoning Administrator, or any successor agency having zoning jurisdiction over the Real Estate, until this Commitment is recorded with the Allen County Recorder. The Buyer, on behalf of Declarant, shall deliver to the Zoning Administrator and the Plan Commission an executed and recorded copy of this Commitment.
5. Binding Effect, Modification, and Termination. This Commitment shall run with the Real Estate, and shall be binding upon the Declarant and each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. Declarant shall retain the right to terminate this Commitment in the event Buyer does not purchase the Real Estate. The recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated only by a decision of the Plan Commission, following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules of procedure. The Plan Commission shall have the discretion whether to approve or deny any proposed modification or termination of this Commitment. This Commitment may be modified or terminated by the Plan Commission making findings of fact that the proposed modification or termination is required because: (a) there is a substantial change in circumstances from the time of the original Commitment; (b) the proposed modification or termination is in substantial compliance

with the Comprehensive Plan; (c) the proposed modification or termination in consistent with the Plan Commission's prior approval; and (d) the application of the terms of the original Commitment would cause an unnecessary hardship absent the modification or termination. Further, pursuant to I.C. 36-7-4-1015(b)(4), this Commitment shall automatically terminate if: (i) the zoning district or classification applicable to the Real Estate is changed; or (ii) if the land use to which this Commitment relates is changed.

6. Recording. Applicant shall, at Applicant's expense, record this Commitment with the Allen County Recorder and shall provide two copies of the recorded Commitment to the Zoning Administrator.
7. Enforcement. Any violation of this Commitment shall be deemed a violation of the zoning ordinance in effect at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Plan Commission or any enforcement official designated in the zoning ordinance, or any successor agency having zoning jurisdiction over the Real Estate. Pursuant to I.C. §36-7-4-1015, the Plan Commission or any enforcement official designated in the zoning ordinance, shall be entitled to all legal and equitable remedies available, including specific performance and injunctive relief, for any violation of this Commitment. The enforcement rights of the Plan Commission or any enforcement official designated in the zoning ordinance are cumulative, not exclusive. This Commitment may be enforced by any successor commission or enforcement official having zoning jurisdiction over the Real Estate.
8. Last Deeds of Record. The most recent deed of record for the Real Estate was recorded in the Office of the Recorder of Allen County, Indiana as Document Number(s) 2016050958.
9. Severability. Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.
10. Governing Law. This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.
11. Effective Date. The effective date ("Effective Date") of this Commitment shall be the date of its recordation with the Office of the Recorder of Allen County, Indiana.

“DECLARANT”

ST. JOHN CHRYSOSTOM ANTIOCHIAN
ORTHODOX CHURCH, INC.

By: *Kris Howard*
Printed Name: Kris Howard
Its: Parish Council President

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, this 22nd day of May, 2026, personally appeared Kris Howard and acknowledged the execution of the foregoing. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Kyle George
Notary Public



My Commission Expires: 4/27/2034
My County of Residence: Allen

THIS INSTRUMENT prepared by: Department of Planning Services, 200 East Berry, Suite 150, Fort Wayne, IN 46802.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Michelle B. Wood _____

When Recorded, mail to: Department of Planning Services, 200 East Berry, Suite 150, Fort Wayne, IN 46802.

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

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.

WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT (“Commitment”) is made this 19th day of May, 2026 by Robert L. Myers, Jr. (the “Declarant”).

WITNESSETH:

WHEREAS, Declarant is the owner of approximately 5.0 acres of real estate located in Allen County, Indiana, the legal description of which is attached hereto as Exhibit “A” (the “Real Estate”); and

WHEREAS, Declarant has an executed purchase and sale agreement, dated September 19, 2025, with QuikTrip Corporation, an Oklahoma corporation (the “Buyer”), to sell the Real Estate. Buyer’s intended use of the Real Estate plus an adjoining parcel is to develop a fuel and convenience center.

WHEREAS, Buyer submitted a rezoning petition with respect to the Real Estate to rezone the Real Estate from R1/Single Family Residential zoning district to a C3/General Commercial zoning district, bearing numbers REZ-2026-0005 and PDP-2026-0003 (the “Petition”), which Petition has been approved by the Fort Wayne Plan Commission (the “Plan Commission”) and the Fort Wayne Common Council (“City Council”); and

WHEREAS, Declarant, on behalf of Buyer, has offered this Commitment, voluntarily, pursuant to Indiana Code 36-7-4-1015, for the purpose of limiting certain uses for the Real Estate; and

WHEREAS, in conjunction with the Petition, the Plan Commission has accepted Declarant’s offer of this Commitment and its recordation with the Allen County, Indiana, Recorder’s Office upon approval of the Petition by the Plan Commission and Council.

NOW, THEREFORE, in consideration of the above and foregoing recitals, Declarant, on behalf of Buyer, hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or any portion of the Real Estate.

1. Prohibited Uses. Subject to the terms and conditions herein contained, the following uses shall be prohibited upon the Real Estate:
 - a) Agricultural equipment sales
 - b) Agricultural equipment service
 - c) Agricultural supply sales
 - d) Animal kennel
 - e) Animal obedience school
 - f) Automobile auction

- g) Automobile body shop
- h) Automobile detailing or trim shop
- i) Automobile maintenance (quick service)
- j) Automobile rental
- k) Automobile repair
- l) Automobile restoration
- m) Automobile rustproofing
- n) Automobile sales
- o) Automobile washing facility
- p) Boat sales
- q) Correctional services facility
- r) Equipment rental (limited)
- s) Equipment service
- t) Fireworks sales
- u) Fraternity house
- v) Go-kart facility
- w) Homeless shelter
- x) Landscape contracting service
- y) Manufactured home sales
- z) Motor vehicle auction
- aa) Motor vehicle rental
- bb) Motor vehicle repair
- cc) Motor vehicle sales
- dd) Seasonal sales
- ee) Shooting range (indoor)
- ff) Sorority house
- gg) Stadium/racetrack
- hh) Storage shed sales
- ii) Tire sales
- jj) Towing service (with no storage yard)
- kk) Truck fueling station
- ll) Truck stop
- mm) Watercraft sales
- nn) Zoo

2. Permitted Uses. Any use otherwise permitted in a C3/General Commercial zoning district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use upon the Real Estate.

3. Buyer, as the "Applicant", agrees to the following:
 - a) Secondary development plans will be submitted to the Plan Commission.
 - b) The Applicant will submit a landscape plan during secondary submittal that meets the intent of the zoning ordinance. Species chosen on the landscaping plan will be included on the secondary plans to verify that planting choices are noninvasive.
 - c) Minimum 8-foot high privacy fence will be installed along the north property line

for at least 330 feet, or the distance to adequately screen the adjacent neighbors, and along the south property line for at least the length of the developed parking lot and dumpster area. Fencing shall meet required front building setback.

- d) A mixture of large evergreen trees and shade trees shall be planted within the landscape buffer area on both north and south property lines, subject to staff review and approval. Minimum installed size shall be 8-10 feet for evergreens and 2.5 inch caliper for shade trees. Applicant will work with staff and neighbors, if possible, to determine whether fence shall be installed on property line, or inset to allow for plantings on the neighbor side of fence. Final landscaping plans will be reviewed by the Plan Commission with Secondary Development Plans.
 - e) Every attempt shall be made to preserve trees along the north and south property line for the area designated for stormwater detention.
 - f) The dumpsters will have the required enclosure, to be constructed with either a wood or a vinyl fence or masonry structure and will include a gate.
 - g) All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA). A photometrics plan will be submitted as a part of the secondary development plan showing no light emanating onto the adjacent residential properties to the north, south, and west.
 - h) There shall be no light emanating from the north, east or south sides of the gas canopy façade.
 - i) New signage will meet zoning ordinance requirements, or Board of Zoning Appeals approval shall be required.
 - j) This approval by the Commission shall be valid for a period of twenty-four (24) months from the date of the approval.
4. Permits. No permits shall be issued under the zoning ordinance by the Zoning Administrator, or any successor agency having zoning jurisdiction over the Real Estate, until this Commitment is recorded with the Allen County Recorder. The Buyer, on behalf of Declarant, shall deliver to the Zoning Administrator and the Plan Commission an executed and recorded copy of this Commitment.
5. Binding Effect, Modification, and Termination. This Commitment shall run with the Real Estate, and shall be binding upon the Declarant and each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. Declarant shall retain the right to terminate this Commitment in the event Buyer does not purchase the Real Estate. The recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated only by a decision of the Plan Commission, following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules of procedure. The Plan Commission shall have the discretion whether to approve or deny any proposed modification or termination of this Commitment. This Commitment may be modified or terminated by the Plan Commission making findings of fact that the proposed modification or termination is required because: (a) there is a substantial change in circumstances from the time of the original Commitment; (b) the proposed modification or termination is in substantial compliance with the Comprehensive Plan; (c) the proposed modification or termination is consistent

with the Plan Commission's prior approval; and (d) the application of the terms of the original Commitment would cause an unnecessary hardship absent the modification or termination. Further, pursuant to I.C. 36-7-4-1015(b)(4), this Commitment shall automatically terminate if: (i) the zoning district or classification applicable to the Real Estate is changed; or (ii) if the land use to which this Commitment relates is changed.

6. Recording. Applicant shall, at Applicant's expense, record this Commitment with the Allen County Recorder and shall provide two copies of the recorded Commitment to the Zoning Administrator.
7. Enforcement. Any violation of this Commitment shall be deemed a violation of the zoning ordinance in effect at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Plan Commission or any enforcement official designated in the zoning ordinance, or any successor agency having zoning jurisdiction over the Real Estate. Pursuant to I.C. §36-7-4-1015, the Plan Commission or any enforcement official designated in the zoning ordinance, shall be entitled to all legal and equitable remedies available, including specific performance and injunctive relief, for any violation of this Commitment. The enforcement rights of the Plan Commission or any enforcement official designated in the zoning ordinance are cumulative, not exclusive. This Commitment may be enforced by any successor commission or enforcement official having zoning jurisdiction over the Real Estate.
8. Last Deeds of Record. The most recent deed of record for the Real Estate was recorded in the Office of the Recorder of Allen County, Indiana as Document Number(s) 2016050958.
9. Severability. Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.
10. Governing Law. This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.
11. Effective Date. The effective date ("Effective Date") of this Commitment shall be the date of its recordation with the Office of the Recorder of Allen County, Indiana.

"DECLARANT"

ROBERT I. MYERS, JR.

By: Robert Myers
Printed Name: Robert I. Myers, Jr.

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, this 19th day of May, 2026, personally appeared Robert I. Myers, Jr. and acknowledged the execution of the foregoing. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Constance Marie Klein
Notary Public



My Commission Expires: 1/21/2027

My County of Residence: Whitley

THIS INSTRUMENT prepared by: Department of Planning Services, 200 East Berry, Suite 150, Fort Wayne, IN 46802.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Michelle B. Wood _____

When Recorded, mail to: Department of Planning Services, 200 East Berry, Suite 150, Fort Wayne, IN 46802.

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1

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.

Michelle Wood

From: Marda Gerardot <mardagerardot@gmail.com>
Sent: Friday, February 6, 2026 2:34 PM
To: ACFWPlanCommission
Subject: RezoningPetition REZ-2026-0007

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Members of the Allen County Board of Zoning Appeals

My name is Marda Gerardot Gerardot and I live at 411 Ward Drive. I live right across from 8126 Coldwater Road (old school house)

1. Opposition to rezoning of 8126 Coldwater Rd. To become coffee shop. Plan as presented is unacceptable.
2. There can be no traffic access to this location that involves Ward Drive` or the other two streets in this neighborhood. Only Coldwater Rd.
3. This neighborhood includes adults, kids, and kids riding bikes, walking etc. pets, dogs, cats, and beautiful wildlife that need our protection and guardianship. None need to be at added risk of being injured or killed by excess vehicles and some with questionable drivers.
4. According to my research coffee shops are gaining popularity all over the USA. And many appear quite busy. So I'm not sure light commercial applies in this case. The properties referred to in buyers handout are an attorneys office , chiropractor office, , a real estate office which appears now a rental house. These are properties just south of schoolhouse facing Coldwater Road. I have never seen much activity or vehicles at them.
5. Buyers plan includes drive-up window. Of course that is going to increase traffic.
6. What is important is that my neighborhood is relatively safe for all.
7. I do have more to say and questions but will leave it at this for now.

Respectfully, Marda Gerardot

Rezoning for QuikTrip Corp / Elderberry Dr

From Christy Moody <christyemoody@gmail.com>
Date Tue 2/17/2026 8:51 AM
To Sean Rigler <Sean.Rigler@allencounty.in.gov>
Cc earljmoody13@gmail.com <earljmoody13@gmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Sean Rigler,

Our school and rush hour traffic is already way over populated pushing traffic back clear up over the overpass on Coldwater Rd past where your Elderberry gas station would sit. Noone in this neighborhood wants this. After school pickup already floods our neighborhood and local Marathon traffic for kids rushing to get to their parents cars because the traffic and waiting lines are more than the school pickup zones allow for. You hold your quiet, barely advertised meetings for rezoning and residents barely have time to make arrangements and make the meeting. Nor, were ALL residents of Springwood & Orchard Woods made aware of this situation by your office. Sneaky.

I live at 7033 Strawberry Dr, Fort Wayne, IN 46825. My backyard is on the other end of the crosswalk for Northrup High School. The entrance to the neighborhood is blocked by on a daily basis due to high traffic. I have witnessed multiple vehicle accidents as well as walkers using the crosswalk be hit by drivers in their vehicles. I've also witnessed alot of near misses.

When the road requires repairing or their are water problems and 1 or more lanes are shut down, it causes extensive traffic back up, multiple wrecks, drivers stopping for stop lights, Elderberry in particular & the Coldwater entrance to the neighborhood to be blocked with traffic who do not obey or respect stopping lines as to keep traffic flow going. I have emailed in more than once on the problems exasperated by leaving lanes closed for extensive periods during work, and leaving signs waiting for pickup for WEEKS.

Having 18 wheelers next to our neighborhood and 3 schools is less than ideal.

Large truck stops are also a cesspool of pollution, prostitution, and drug smuggling and selling. Is that what Fort Wayne wants to sell these students from K-12?! Is sure isn't what the parents want.

Nor are there sidewalks along Coldwater Road which causes more and very dangerous situations for traffic and pedestrians.

WE WANT A RESIDENTIAL NEIGHBORHOOD, NOT A REZONED COMMERCIAL POLLUTING GAS STATION.

THERE IS ALSO OTHER TRUCK STOPS WITHIN 2 MILES FROM HERE. Let's face the truth here, you are just wanting to sell the 312B exit. We want to keep it residential.

Will the gas station pay us penny for penny for our lost property values?!

The Springwood and Orchard Wood neighborhoods are established single-family residential communities. Introducing a high-intensity commercial use at this location is incompatible with the existing land use pattern and poses significant concerns for residents, including:

Increased traffic volumes and safety hazards, particularly along neighborhood streets used by families, pedestrians, and children
Noise, bright lighting, and late-night activity (not good for our school aged students)associated with a convenience store and fuel canopy
Air and environmental risks, including underground fuel storage, stormwater runoff, and increased impervious surfaces
Negative effects on nearby residential property values
Conflict with the City of Fort Wayne Comprehensive Plan, which prioritizes the protection of established residential neighborhoods
Increased strain on local infrastructure, including roads, drainage systems, and emergency services
Proximity to a high school, with the proposed development located approximately 2,100 feet from a high school, raising additional concerns related to student safety, pedestrian traffic, and increased vehicular congestion during school hours and 5-7 pm traffic.

This is a residential neighborhood. Do not rezone. Do not allow this gas station truck stop. You would be bringing increased danger to our neighborhood.

It will also continue to break down roads in this school and residential zone. Something this neighborhood struggles with already.

Sincerely,
Christy Moody
Earl Moody
7033 Strawberry Dr,
Fort Wayne, IN 46825
260-415-8612

Rezoning Petition

From Daniel Pyle <d.pyle0710@yahoo.com>

Date Sun 2/1/2026 6:05 PM

To ACFWPlanCommission <ACFWPlanCommission@allencounty.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern, In the matter of rezoning for a "QuikTrip", gas station and convenience store at 6910 Elderberry Dr. in our opinion any business in this location would not only add more traffic to the already congested Coldwater and Cook roads traffic confluence, but also have the chance of promoting more crime in the area to a neighborhood that has very little crime. In conclusion do we really need yet another gas station/convenience store in this area to not only invite crime to this area given it's convenient location to the I-69 interchange, but not to mention the pollution aspect of said business would bring to the area.

Respectfully yours, Daniel & Deborah Pyle 810 Lemonwood Court 46825-3730

Notice, Proposal for Rezoning, Public Hearing

From Deb Caudill <deb.a.caudill@gmail.com>
Date Sat 1/31/2026 7:52 PM
To ACFWPlanCommission <ACFWPlanCommission@allencounty.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

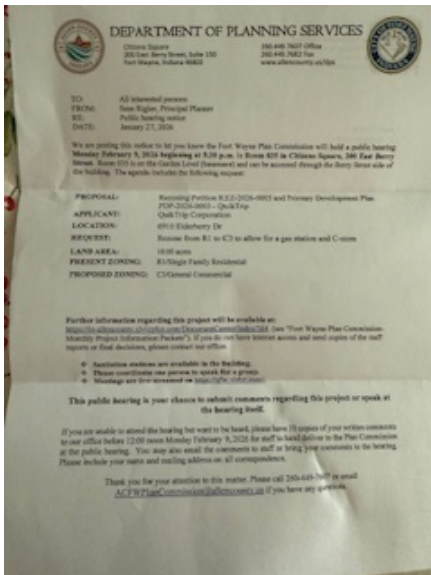
Members of Ft. Wayne IN, Department Of Planning Services;

My name is Debra Caudill. I reside at 535 Springbrook Rd. Ft Wayne In. 46825. I have been in this home for 33 years.

Below is a copy of the notice I recently received from the Ft. Wayne Plan Commission. I wanted to express my concerns with this proposal for rezoning.

The location the applicant has interest in is less than a quarter mile from my home in the Springwood addition. The QuickTrip business that the applicant would like to establish in this proposed rezoned 10 acres would do nothing for the people of this area.

I trust that the leadership of this city will take into consideration how unnecessary a fuel/food business at this location is. My hope is that the Monday, February 9, 5:30pm meeting will prove to be beneficial for the residents of the Springwood and adjacent neighborhood(s). We would appreciate your support in this matter.



Sincerely,
Debra Caudill
260 580 7250

Sent from my iPhone

Steven and Erin Herber Jr.
708 Blueberry Ln
Fort Wayne, IN 46825
ear4music2@gmail.com
260-750-9076
Date: February 5, 2026

Fort Wayne Plan Commission
Department of Planning Services
200 E. Berry Street, Suite 150
Fort Wayne, IN 46802

Subject: Opposition to Rezoning Petition REZ-2026-0005 and Primary Development Plan PDP-2026-0003 – QuikTrip Corporation (6910 Elderberry Dr)

Dear Members of the Fort Wayne Plan Commission,

I am writing to formally oppose Rezoning Petition REZ-2026-0005 and the related Primary Development Plan PDP-2026-0003, submitted by QuikTrip Corporation to rezone the property at 6910 Elderberry Dr from R1 (Single-Family Residential) to C3 (Commercial) for the construction of a gas station and convenience store.

While commercial development has its place, this particular project poses significant and unacceptable risks to neighborhood safety, environmental quality, and the overall community well-being.

1. Safety Risks to Residents and Pedestrians

Allowing a facility of this scale in close proximity to a residential addition creates several dangers:

- Increased vehicle congestion in an area that is already heavily congested, particularly at peak hours
- A higher likelihood of traffic accidents, due to cars entering/exiting the site
- Fuel tanker deliveries, which pose fire, spill, and hazardous material risks
- Reduced pedestrian safety, especially for children walking or biking nearby
 - This is adjacent to a high school and near a middle and elementary school making Springwood an attractive place to start a family. There is no bus service for the students in the residential area and several have to walk to

and from school. Adding a gas station poses a large risk of **pedestrian/vehicle** accidents.

Elderberry Drive is not engineered for the commercial load associated with a 24-hour gas station. Introducing this level of traffic into a quiet residential area compromises the safety standards residents rightfully expect.

2. Environmental Threats to Groundwater and Soil

Fuel stations bring inherent environmental hazards:

- Underground Storage Tanks carry ongoing risks of leaks that could contaminate the ground, groundwater and nearby drainage systems.
- Cleanup from these leaks isn't always fully successful and once leaks happen, property values in the area severely decline.

Due to the risk of environmental damage and the severe consequences there of QuikTrip should not be introduced into an established residential area.

3. Air Quality, Noise, and Light Pollution

Placing a gas station next to homes introduces continuous pollution sources:

Air Pollution

- Exhaust fumes from idling and refueling vehicles
- Regular emissions from vehicles and fuel pumping

These pollutants negatively affect respiratory health, especially for children, older adults, and individuals with asthma.

Noise Pollution

- 24-hour customer traffic
- Delivery trucks and fuel tankers
- Car doors, horns, alarms, and engines.

Noise levels in residential areas should remain low; a gas station guarantees the opposite.

Light Pollution

- High-intensity lighting
- Headlights entering and exiting the site

These lights intrude on residents' ability to enjoy privacy, darkness, and restful sleep.

4. Property Value Decline and Neighborhood Disruption

It is well-documented that homes near gas stations often suffer decreased property values due to:

- Noise/Lighting/Traffic
- Environmental concerns
- Increased crime rate including break ins

Residents who invested in their neighborhoods deserve the protection and stability that proper zoning intends to provide.

5. Commercial Needs Are Already Met Nearby

At least 7 gas stations are within a 2 mile radius of this location.

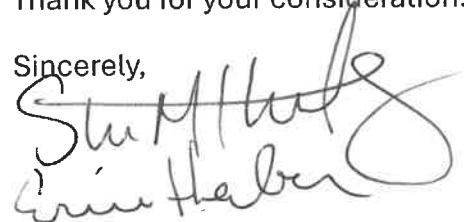
This area has not demonstrated a need to introduce a gas station into a residentially zoned area, especially when better locations already exist.

Conclusion

For these reasons—heightened safety risks, environmental dangers, pollution concerns, and incompatibility with established residential zoning—I respectfully urge the Fort Wayne Plan Commission to **deny Petition REZ-2026-0005 and PDP-2026-0003.**

Thank you for your consideration.

Sincerely,



Steven and Erin Herber Jr.

Michelle Wood

From: Christine Bowles <whiteicedmocha@hotmail.com>
Sent: Thursday, February 5, 2026 8:10 AM
To: ACFWPlanCommission
Subject: Rezone petition REZ-2026-0005

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning. This is regarding rezoning petition REZ-2026-0005 And primary development plan PDP-2026-0003-QwikTrip

My name is Christine Bowles. I live at 6629 Orangewood Court in Springwood addition- next to this property. I disapprove of this rezoning proposal. I have lived in my home across from Northrop High School for over 26 years. The amount of traffic that flies over the 69 bypass and comes over the hill and would have to abruptly slow down for vehicles for a gas station is dangerous and asking for accidents. Not to mention the exit turning as well onto Coldwater . The amount of traffic that backs up from Cook Road on a daily basis during morning rush hour and 5:00 p.m rush hour, traffic is unbearable with standstill vehicles as it is -- let alone trying to add a gas station for more congestion!! Even more importantly as a top priority the kids heading to Northrop and exiting Northrop High School many kids walk down to the gas station that's already nearby. Can you imagine the amount of kids trying to cross Coldwater road before school or especially in the afternoons after school , trying to get to the convenience store for snacks?! Trying to cross six Lanes or four lanes, depending on where they're walking, with an insane amount of traffic is asking for a child to get hit! I think this is a Beyond dangerous idea , someone's going to get hit and there are going to be accidents. I disapprove of this proposal. Also as an add-on, I am quite aware there is a crosswalk already in place on Coldwater which some kids would use. But I also know, knowing kids, they're going to run across coldwater in other places. Under the assumption obviously there's a traffic light there in front of the turn in for the gas station, but still it doesn't mean a child can't get hit Crossing. (traffic light that is already in place there)

Sent from my Verizon, Samsung Galaxy smartphone

PETITION IN OPPOSITION TO REZONING REQUEST

Springwood / Orchard Wood Addition – Fort Wayne, Indiana

Property Address: 6910 Elderberry Drive

Current Zoning: R-1 (Single-Family Residential)

Proposed Zoning: C-3 (General Commercial)

Proposed Development: Convenience store with fuel canopy

Statement of Opposition

We, the undersigned homeowners and residents of the Springwood and Orchard Wood Additions, formally oppose the rezoning request for the property located at 6910 Elderberry Drive, which seeks to rezone the property from R-1 Residential to C-3 Commercial to allow construction of a convenience store with fuel pumps.

The Springwood and Orchard Wood neighborhoods are established single-family residential communities. Introducing a high-intensity commercial use at this location is incompatible with the existing land use pattern and poses significant concerns for residents, including:

- Increased traffic volumes and safety hazards, particularly along neighborhood streets used by families, pedestrians, and children
- Noise, bright lighting, and late-night activity associated with a convenience store and fuel canopy
- Air and environmental risks, including underground fuel storage, stormwater runoff, and increased impervious surfaces
- Negative effects on nearby residential property values
- Conflict with the City of Fort Wayne Comprehensive Plan, which prioritizes the protection of established residential neighborhoods
- Increased strain on local infrastructure, including roads, drainage systems, and emergency services
- Proximity to a high school, with the proposed development located approximately 2,100 feet from a high school, raising additional concerns related to student safety, pedestrian traffic, and increased vehicular congestion during school hours





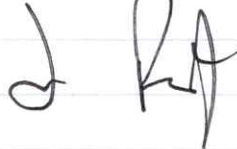
Rezoning this property to C-3 represents spot zoning that benefits a private commercial interest while imposing permanent adverse impacts on surrounding residential neighborhoods, including the Springwood and Orchard Wood Additions.

For these reasons, we respectfully request that the Fort Wayne Plan Commission and Fort Wayne City Council deny the rezoning petition for 6910 Elderberry Drive and maintain the current R-1 residential zoning to protect the safety, character, and quality of life of the Springwood and Orchard Wood communities.

Jennifer Montel 620 Blueberry Lane		Jennifer Montel
↓ Musser 616 Blueberry Lane		↓ Musser
Robert Musser 616 Blueberry Lane		Robert Musser
Michael Gauz		Michael Gauz
Lyon Chynlo		Lyon M Chynlo
Angela Keppel		Angela Keppel
Christel Moody 7033 Strawberry		Christel Moody
East of Indy		
amanda Jessamy Moody "		
Jessamy Moody "		
Jessamy Moody 1425 Springbrook		
Fred Weigel 508 Blueberry Ln.		Fred Weigel
Brandon Steward 620 Blueberry Lane		Brandon Steward
Kelra Cauchiff 535 Springbrook Rd, 46825		
Debra Cardill "		
Victoria L Burdon 629 Blueberry (ADC)		Licki Burdon
Collie Williams 536 Springbrook Rd		Collie Williams
Paul Wills 536 Springbrook Rd		Paul Wills
Lashonda Malone 536 Springbrook Rd.		Lashonda Malone
Matt Zimmerman 523 Springbrook Rd.		Matt Zimmerman
Dianna Menefee 518 Springbrook Rd		Dianna Menefee
VICTORIA GASKILL 803 Springbrook Rd		VICTORIA GASKILL
Marvin Flooring 715 Springbrook Rd		Marvin Flooring
Tommy Searcy 627 Springbrook		Tommy Searcy
James Meyer 704 Springbrook Road		James Meyer
Ronda Otero 6901 Fairtree Road		Ronda Otero
Ruth Curves 6833 RAWTREE ROAD		Ruth Curves
Judy Garce 6932 RAWTREE RD		Judy Garce
Alex Guidry 620 Blueberry RD		Alex Guidry
Bridgette Bodeker 7821 Tendon Ct.		Bridgette Bodeker
Heather Brewster 2283 E 1000 N		Heather Brewster
Michelle Kieft 3518 Flowing Brook		Michelle Kieft
Christina Koschalk 1661 Emerson Ave FW 46808		Christina Koschalk
Heather Pedersen 312 Soaring Eagle Ct. 46845		Heather Pedersen
Emily Gingerich 6510 Covington Rd Apt E137, FW, 46804		Emily Gingerich
Brynn Cole 1501 Fenwick Pl. Ft. Wayne IN, 46804		Brynn Cole
Alivia Gloyd 4336 Union Chapel Rd Ft. Wayne IN 46825		Alivia Gloyd
Anthony Carrazos 1728 Jessie ave.		Anthony Carrazos
Margaret Neese 912 W Washington Blvd 46802		Margaret Neese
Amber Gratke 3435 US Hwy 33 46723		Amber Gratke
Mark Friedrich 2031 Laurent CC, 46814		Mark Friedrich
Zoe Fargas 1312 Loheland Ave 46825		Zoe Fargas
Anthony Fargas 1312 Loheland W 46825		Anthony Fargas

Petition Against Rezoning of
6910 Elderberry Drive
From R1 to C3 to allow gas station.

Community Signatures:

<u>Print</u>	<u>Address</u>	<u>Signature</u>
1. Talia Robinson	6816 Ludwig Cir.	
2. Doregi Robinson	6816 Ludwig Cir	
3. Day'shan Robinson	6816 Ludwig Cir	
4. Megan Caswell	6920 Ludwig Cir	Megan Caswell
5. Nick Caswell	6920 Ludwig Cir	
6. Sara Harper	6921 Ludwig Circle	Sara Harper
7. Mason Hatfield	6817 Ludwig Circle	Mason Hatfield
8. Kaitlyn Elder	6817 Ludwig Circle	Kaitlyn Elder
9. Erin Forrest	6809 Ludwig Circle	Erin Forrest
10. Jon Forrest	6809 Ludwig Circle	
11. Kerise Rowant	6727 Ludwig Cir	Kerise Rowant

Petition Against Rezoning of
6910 Elderberry Dr.
From R1 to C3 allow gas station.

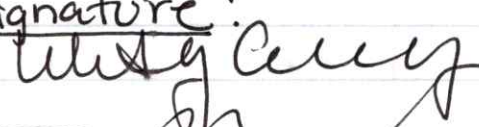
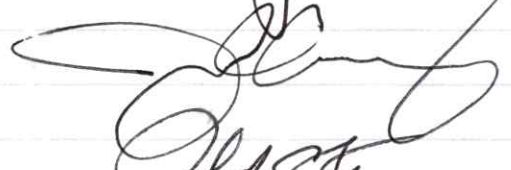



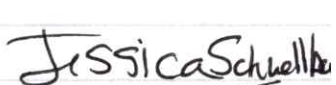

Community Signatures.

- | Print | Address | Signature |
|----------------------------|-------------------|-------------------------|
| 1. ADRIENE BRAY | 641 WAYFIELD DR | ADRIENE BRAY |
| 2. Michelle Boggs | 601 Wayfield Dr. | Michelle Boggs |
| 3. Madisonn Bernardin | 10211 Adobe Ct. | |
| 4. Michael W. Iddings | 221 E. Ludwig Rd. | |
| 5. Cheryl Iddings | 221 E Ludwig Rd | |

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Petition Against the Rezoning of
6910 Elderberry Drive
From R1 to C3 to allow gas station
C-Store.

Community Signature(s):

- | <u>Print:</u> | <u>Address:</u> | <u>Signature:</u> |
|------------------------|---------------------|---|
| 1. Whitney Carney | 6808 Ludwig Circle |  |
| 2. Josh Carney | 6808 Ludwig Cir. |  |
| 3. Jake Sluts | 6824 Ludwig Cir. |  |
| 4. Mirnesa Slater | 6824 Ludwig Cir |  |
| 5. Lori Sanderson | 7406 Nature Trl Dr. |  |
| 6. Jessica Schnellbach | 6825 Ludwig Cir. |  |
| 7. Matt Schnellbach | 6825 Ludwig Cir |  |

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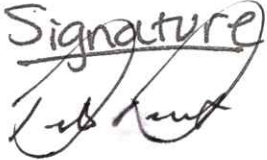


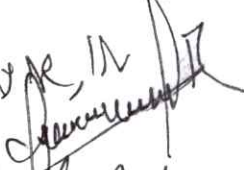
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11

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Petition Against Rezoning of
 6910 Elderberry Dr.
 from R1 to C3 allow gas station

Community Signatures.

- | <u>Print</u> | <u>Address</u> | <u>Signature</u> |
|----------------------|---------------------------------|---|
| 1. PETE PROWANT | 6727 LUDWIG CIRCLE |  |
| 2. Mona Barnett | 6714 Ludwig Cir. | Mona Barnett |
| 3. Bobbie Barnett | same |  |
| 4. Tekla Tucker | 6710 Ludwig |  |
| 5. Christine Heck | 6710 Ludwig Circle | Christine Heck |
| 6. Robert Bone | 6620 Ludwig Cir | |
| 7. Vanessa Bone | 6620 Ludwig Cir., Fort Wayne | |
| 8. Manuel Robles | 119 W Ludwig Rd, Fort Wayne, IN |  |
| 9. Michaela Rochon | 114 W Ludwig Rd | Michaela Rochon |
| 10. Marquis J. Jones | 3/8 W Ludwig Rd. | |
| 11. Hayla Jones | 3/8 W Ludwig Rd. | |
| 12. Chandler Shaw | 3/8 402 W myfield. | |