#REZ-2026-0052

BILL NO. Z-26-11-28

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. K26 (Sec 27 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 a 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

Land situated in the County of Allen, State of Indiana, is described as follows:
Part of Block "A" and part of Lot Number 33 in Trixholme Addition, Section "A", an Addition to the City of Fort Wayne, Indiana, and also part of the Northeast Quarter of Section 27, Township 31 North, Range 12 East, in Allen County, Indiana, described as follows, to-wit:

BEGINNING at a point on the South right-of-way line of U.S. Highway #30 (California Road) said point being situated 175.0 feet West of the East line of the Northeast Quarter of Section 27, Township 31 North, Range 12 East in Allen County, Indiana; thence South parallel to the said East line of the Northeast Quarter of Section 27, Township 31 North, Range 12 East 250.0 feet; thence West parallel to the aforementioned South right-of-way line of U.S. Highway #30, 100.0 feet; thence North parallel to aforementioned East line of the Northeast Quarter of Section 27, Township 31 North, Range 12 East, 250.0 feet to a point on the aforementioned South right-of-way line of U.S. Highway #30; thence East along said line 100.0 feet to the Point of Beginning, said in previous deed to contain 0.574 acres of land, more or less.

EXCEPT that part being more particularly described as follows:

A part of the Northeast Quarter of Section 27, Township 31 North, Range 12 East, and part of Block "A" in Section "A" in Trixholme Addition to the City of Fort Wayne, Indiana, the plat of which is recorded in Plat Record 17, page 121, in the Office of the Recorder of Allen County, Indiana, described as follows:

COMMENCING at the Northeast corner of said Quarter Section; thence South 01°35'00" East, 51.58 feet; along the East line of said Quarter Section to the prolonged South boundary of U.S.R. 30 Bypass (California Road); thence along said prolonged South boundary and along said South boundary Westerly 175.00 feet along an arc to the right and having a radius of 180984.04 feet and subtended by a long chord having a bearing of South 88°57'16" West and a length of 175.00 feet to the Point of Beginning of this description, which point is the Northeast corner of the owners' land; thence South 01°35'00" East 35.23 feet along the East line of

the owners' land; thence South 88°58'15" West 100.00 feet to the West line of the owners' land; thence North 01°35'00" West 35.27 feet along said West line to the South boundary of U.S.R. 30 Bypass (California Road); thence along said South boundary Easterly 70.00 feet along an arc to the left and having a radius of 180984.04 feet and subtended by a long chord having a bearing of North 89000'10" East and a length of 70.00 feet to the Northwest corner of said Block "A"; thence along said South boundary (also being the North line of said block) Easterly 30.00 feet along an arc to the left and having a radius of 180984.04 feet and subtended by a long chord having a bearing of North 88°59'13" East and a length of 30.00 feet to the Point of Beginning, said in previous deed to contain 0.081 acres, more or less, which is said in previous deed to include 1057 square feet, more or less, in Block "A".

and the symbols of the City of Fort Wayne Zoning Map No. K26 (Sec 27 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-2026-0052
Bill Number:	Z-26-11-28
Council District:	3 – Nathan Hartman

Introduction Date:	November 24, 2026
Plan Commission Public Hearing Date:	December 7, 2026 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance:	To rezone 0.49 acres C2/Limited Commercial and RP/Planned Residential to C3/General Commercial
Location:	921 W Coliseum Blvd (Sec 27 of Washington Township)
Reason for Request:	To expand existing gas station (add pumps and parking)
Applicant:	Coliseum & Sherman LLC
Property Owner:	Trust of Tippmann Mary Cross Foundation

Related Petitions:	None

Effect of Passage:	Property will be rezoned to the C3/General Commercial zoning district, which would permit the expansion of an existing gas station.
Effect of Non-Passage:	Property will remain zoned C2/Limited Commercial and RP/Planned Residential, which would not permit a gas station. The site may continue with existing or non-conforming uses and may be redeveloped with permitted limited commercial and planned residential uses.

Rezoning Petition REZ-2026-0052 - 921 W Coliseum Lassus



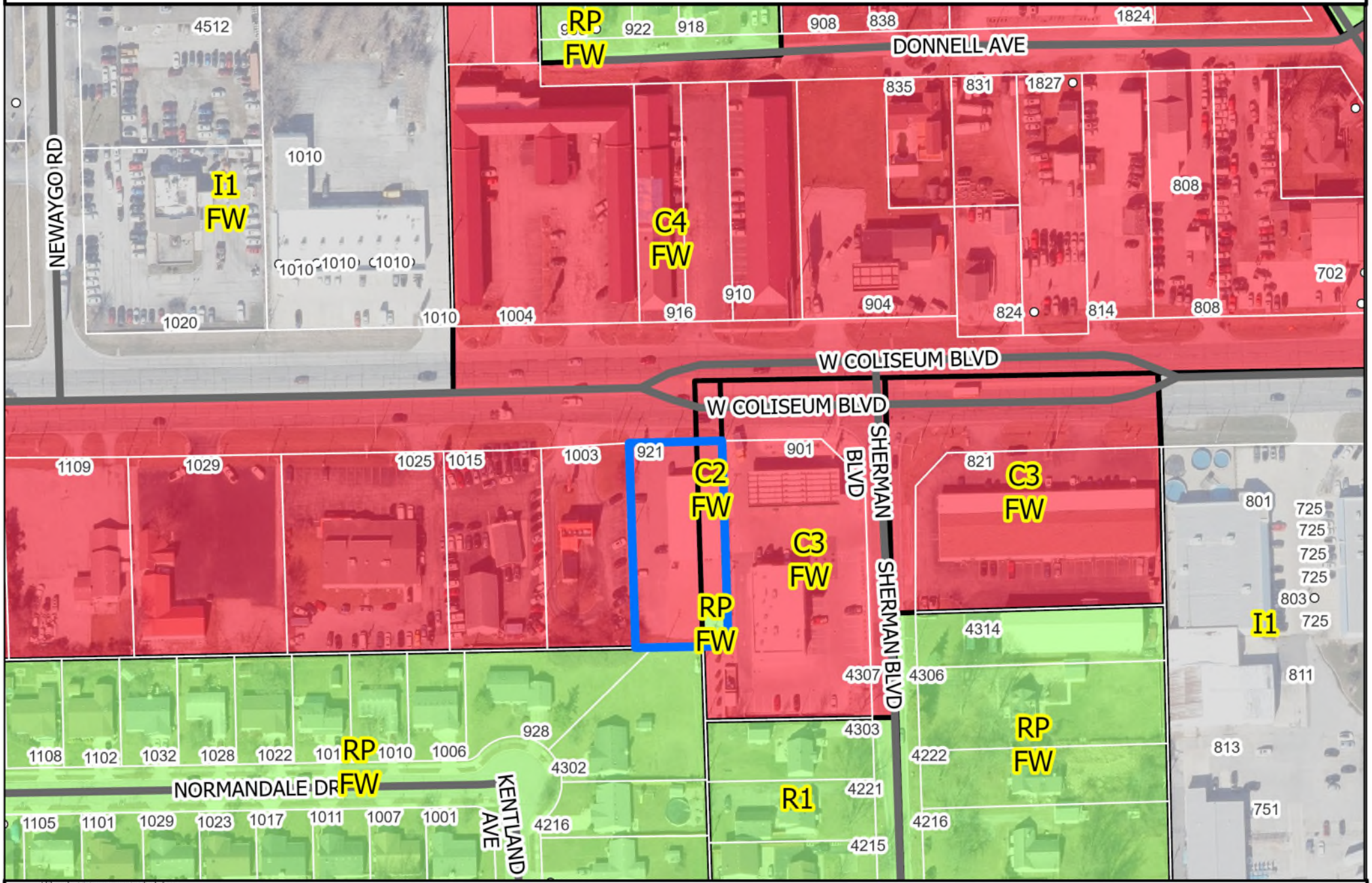
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/10/2026

0 80 160 Feet

N

Rezoning Petition REZ-2026-0052 - 921 W Coliseum Lassus



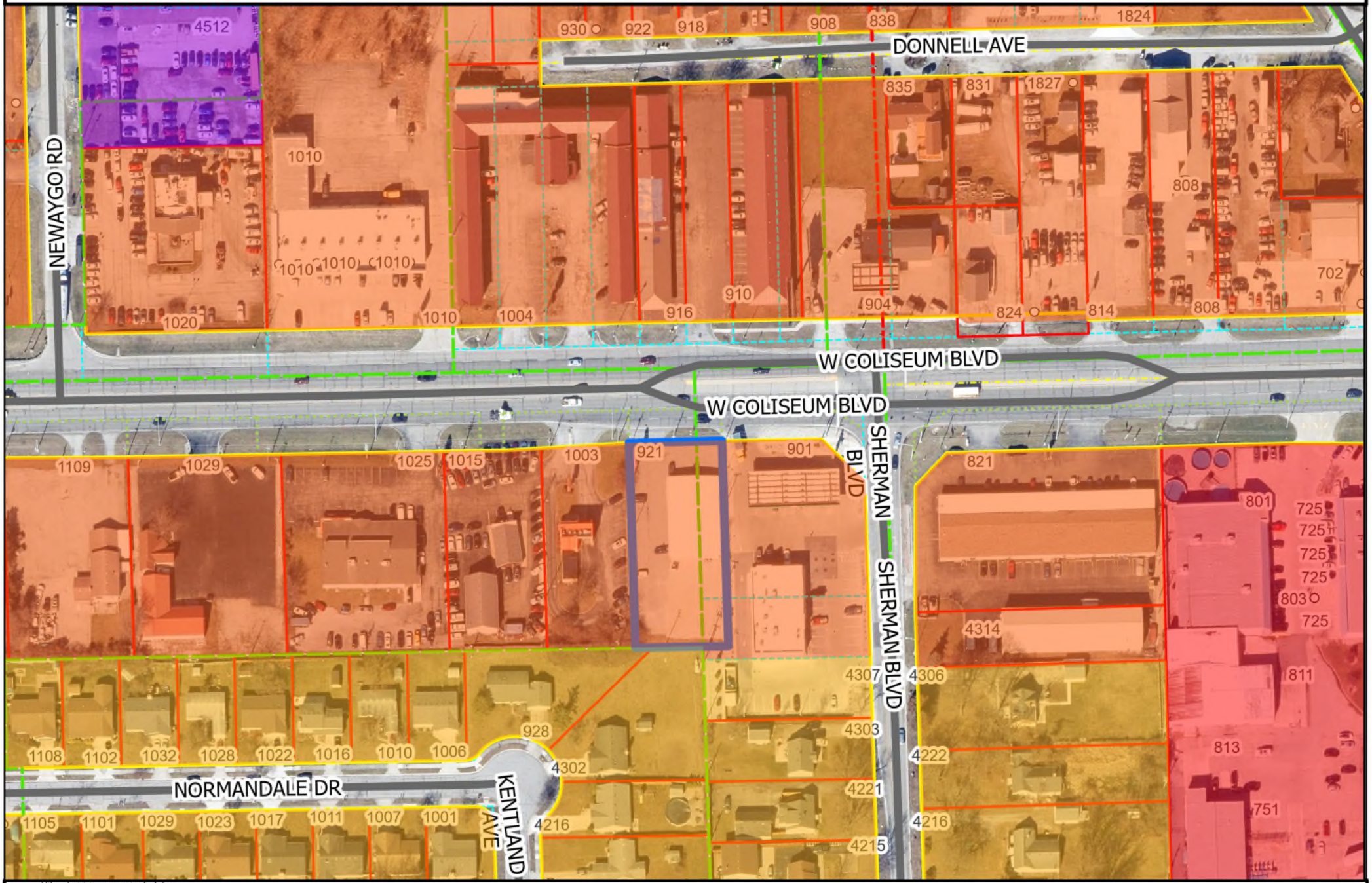
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/10/2026

0 80 160 Feet

N

Rezoning Petition REZ-2026-0052 - 921 W Coliseum Lassus



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

© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/10/2026

0 80 160 Feet

- Community Commercial
- Production Center
- Regional Commercial
- Traditional Neighborhood

N

Rezoning Petition REZ-2026-0052 - 921 W Coliseum Lassus



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen

North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/10/2026

0 80 160 Feet

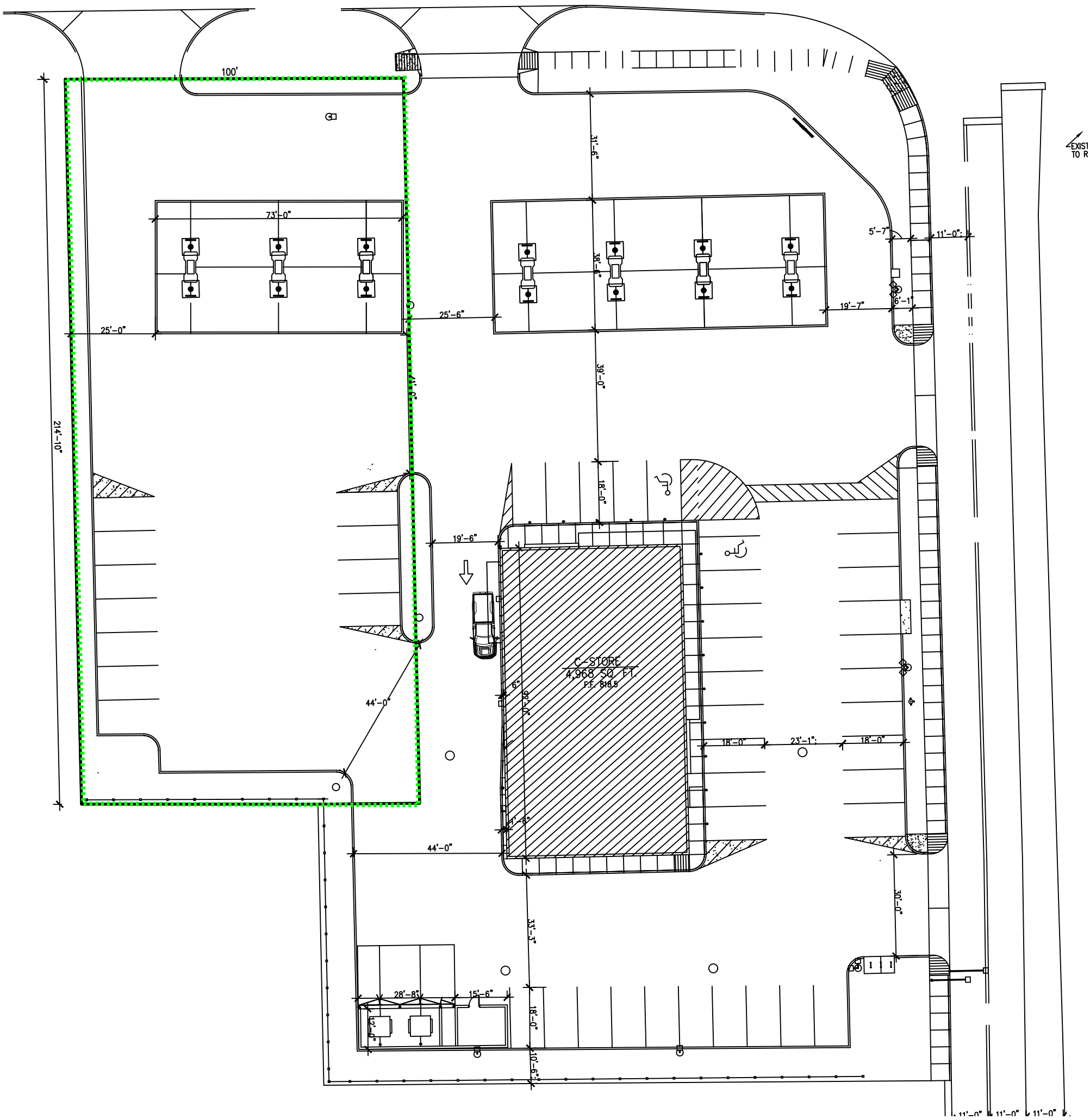
Priority Investment Area

Urban Infill Area

N

Proposed Lassus Expansion

921 W. Coliseum Blvd.



Docusign Envelope ID: 2798E455-B205-8BC5-8018-B30CB868F86D

DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: Coliseum & Sherman LLC / Lassus Bros. Oil, Inc.

Address: 1800 Magnavox Way City: Fort Wayne State: IN Zip: 46804

Email (type or print): samschenkel@lassus.com Phone: (260) 436-1415

Property Ownership ☐ Same as applicant

Owner Name: Trustees of the Mary Cross Tippmann Foundation Charitable Trust

Address: 9009 Coldwater Road City: Fort Wayne State: IN Zip: 46825

Email (type or print): Phone: (260) 490-3000

Primary Contact Person ☑ Same as applicant

All staff correspondence will be sent only to the designated primary contact person

Primary Contact:

Address: City: State: Zip:

Email (type or print): Phone:

Planning Jurisdiction

☐ Unincorporated Allen County ☐ Town of Grabill ☐ Town of Monroeville

☑ City of Fort Wayne ☐ Town of Huntertown ☐ City of Woodburn

Property Information

Development Address or PIN #: 921 W Coliseum Blvd., Fort Wayne, IN 46808

Present Zoning : C2 / RP Proposed Zoning : C3 Acreage to be rezoned : 0.49

Purpose of rezoning (attach additional page if necessary): Rezone to C3 to accomodate expansion of existing convenience store to the east of the Property.

Township Name: Washington Township Section Number: 27

Sewer Provider: FW City Utilities Water Provider: FW City Utilities

Filing Requirements

☑ Filing fee $1250.00 or $350.00 for downzoning an existing SFR use to R1 Zoning

☑ Application signed by property owner(s)

☑ Boundary/ Utility Survey showing area to be rezoned

☑ Legal Description of parcel to be rezoned (**Please provide in separate word document)**

☑ Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning 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.
- In addition, **I/We** hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Samual A. Schenkel, Vice President - RE & Dev.		10 /29/26
printed name of applicant	signature of applicant	date
John Tippmann	DocuSigned by: John Tippmann BCEA287AA63D40C...	10/30/2026
printed name of property owner	signature of property owner	date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number

Department of Planning Services
Rezoning Questionnaire

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

(1) The Comprehensive Plan;

According to the All In Allen County Comprehensive Plan, the subject property is located within a "Priority Investment Area", which focuses on opportunities for reinvestment into districts such as this. It also coincides with the Land Use & Development Goal 1 to encourage infill development and redevelopment.

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

Many of the commercial properties along Coliseum Blvd. were built in the 1960's and 1970's, with many nearing the end of their useful life and meeting some functional obsolescence. Redevelopment is the next best and logical step, without changing the character of the district.

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

This district has consisted of commercial business along Coliseum Blvd. and residential to its south, functioning side-by-side for nearly 50 years. The proposed rezoning facilitates an expansion of an existing commercial business into an adjacent (vacant) commercial property.

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

Property values in this jurisdiction will be enhanced through the improvements to the existing property. This will be achieved by removing an older and functionally obsolete structure, and improving parking amenities and better internal traffic flow.

(5) Responsible development and growth.

Since the Comprehensive Plan encourages infill development and redevelopment, this proposed rezoning facilitates the expansion of an existing business that has operated at this location since the early 1970's, and redevelopment of another that was built in 1963.

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*