#REZ-2026-0040

BILL NO. Z-26-08-48

ZONING MAP ORDINANCE NO. Z-11-26

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P23 (Sec 30 of Adams 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 C2/Limited Commercial zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, IN ALLEN COUNTY, INDIANA, DESIGNATED ON THE ATTACHED PLAT AS TRACT NUMBER 4 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EAST LINE OF ANTHONY BOULEVARD, SAID POINT BEING LOCATED 50 FEET EAST OF AND 417.42 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST; THENCE EAST PARALLEL TO THE NORTH LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 417.42 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 50 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 417.42 FEET; THENCE NORTH, PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE-HALF ACRE OF LAND, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. P23 (Sec 30 of Adams 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

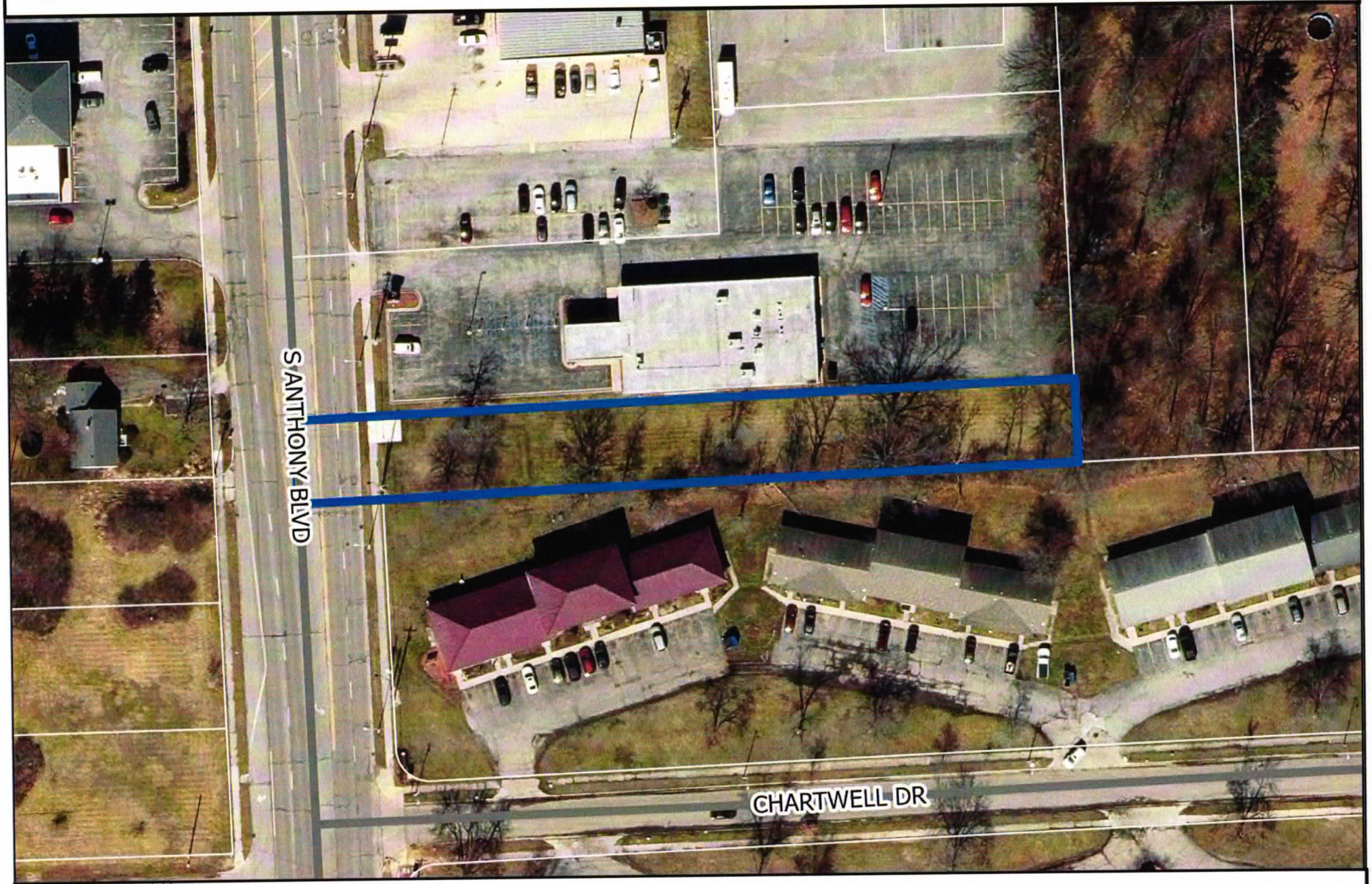
City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance:	Zoning Map Amendment
Case Number:	REZ-2026-0040
Bill Number:	Z-26-08-48
Council District:	6 – Rohli Booker
Introduction Date:	August 25, 2026
Plan Commission Public Hearing Date:	September 14, 2026 (not heard by Council)
Next Council Action:	Ordinance will return to Council after recommendation by the Plan Commission
Synopsis of Ordinance:	To rezone 0.50 acres from RP/Planned Residential to C2/Limited Commercial
Location:	5833 S Anthony Blvd (Sec 30 of Adams Township)
Reason for Request:	To allow for an expansion
Applicant:	Diane Reynolds (Engineering Resources, Inc.)
Property Owner:	League For The Blind and Disabled Inc
Related Petitions:	None
Effect of Passage:	Property will be rezoned to the C2/Limited Commercial zoning district, which would allow for an expansion.
Effect of Non-Passage:	Property will remain zoned RP/Planned Residential, which would not allow for an expansion. The site may continue with existing or non-conforming uses, and may be redeveloped with similar planned residential uses.

Rezoning Petition REZ-2026-0040 - The League - 5833 S.Anthony



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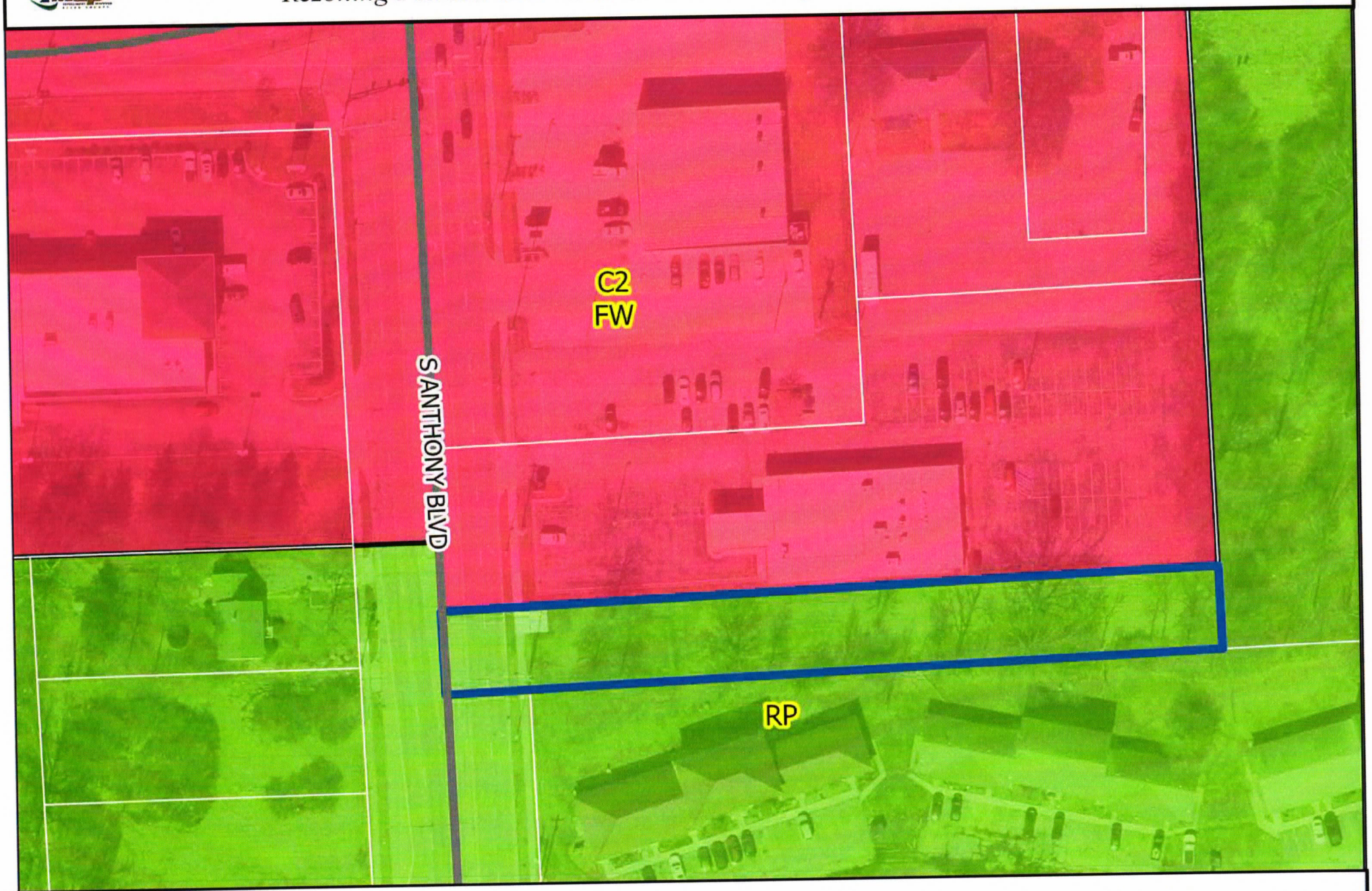
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/12/2026

0 50 100 Feet

N

Rezoning Petition REZ-2026-0040 - The League - 5833 S.Anthony



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0 50 100 Feet

N

Rezoning Petition REZ-2026-0040 - The League - 5833 S.Anthony



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0 50 100 Feet

Mixed Residential
Neighborhood Commercial
Traditional Neighborhood

N

Rezoning Petition REZ-2026-0040 - The League - 5833 S.Anthony



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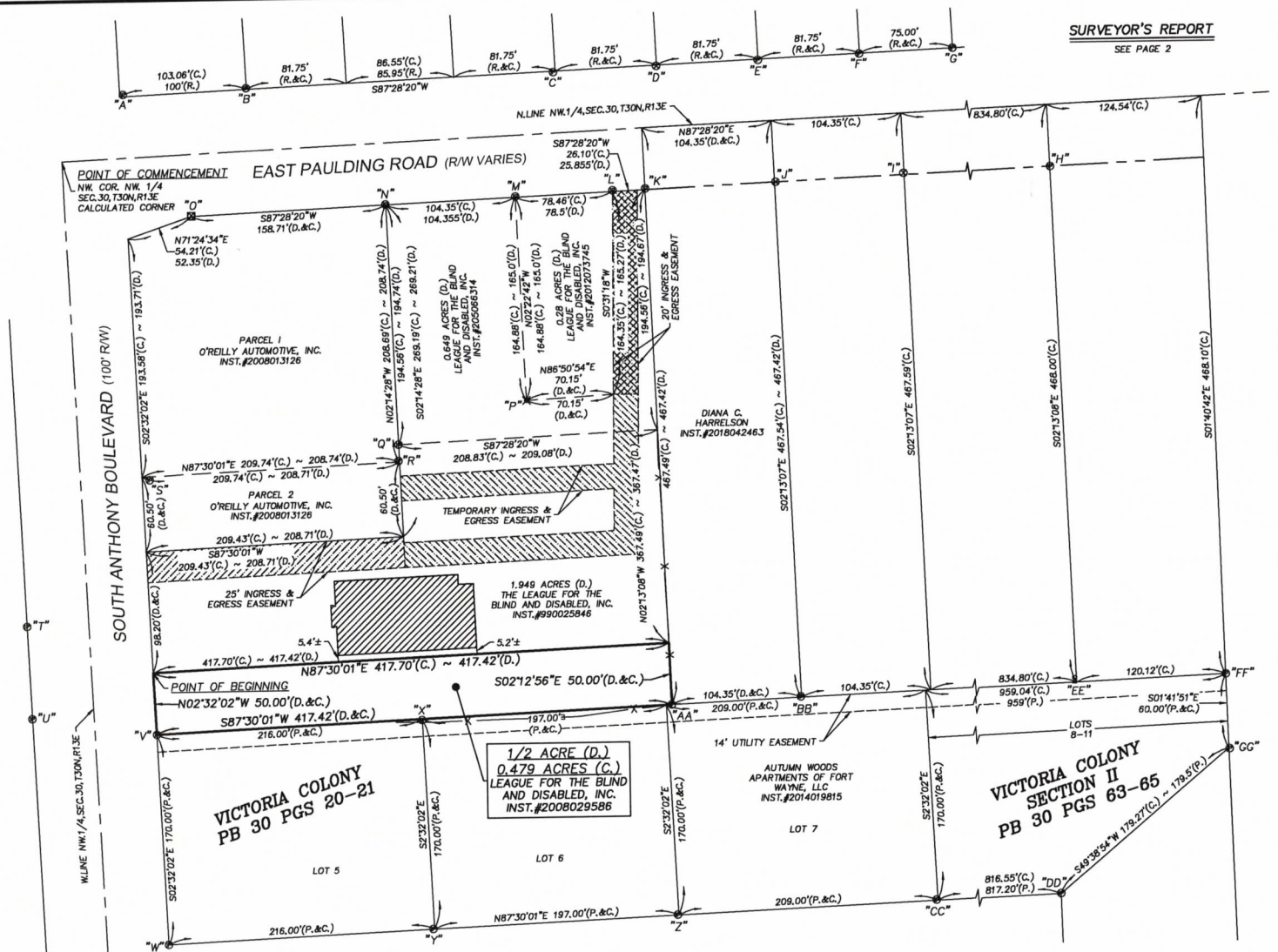
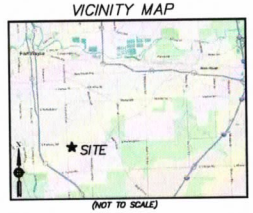
0 50 100 Feet

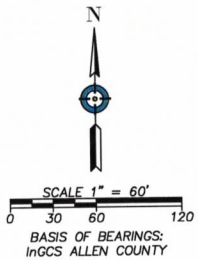
Priority Investment Area

N

PART OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, ADAMS TOWNSHIP, ALLEN COUNTY, INDIANA







LEGEND

M. ~ MEASURED
C. ~ CALCULATED
D. ~ DEED
P. ~ PLAT
R. ~ RECORD
C.M. ~ CONTROLLING MONUMENT
O.M. ~ ORIGINAL MONUMENT
N.H. ~ NO HISTORY

NOTE:

NO MONUMENTS SET AT THIS TIME. THIS BOUNDARY SURVEY IS TO SHOW THE PARCEL AS IT EXISTS IN ITS CURRENT STATE FOR REZONING. THIS PARCEL IS CONTIGUOUS WITH TWO (2) ADDITIONAL PARCELS TO THE NORTH AND APART OF A LARGER PROJECT.

MONUMENT LEGEND

"A" ~ 3/8" BENT REBAR FOUND 1.58'N. & 2.59'E. OF ACTUAL (FLUSH)
"B" ~ 3/8" REBAR FOUND 0.91'N. & 0.29'W. OF ACTUAL (FLUSH)
"C" ~ 3/8" REBAR FOUND 0.96'S. & 1.65'W. OF ACTUAL (-0.1')
"D" ~ 1/2" PIPE FOUND 0.79'S. & 0.16'W. OF ACTUAL (-0.1')
"E" ~ 1" REBAR FOUND 0.69'S. & 0.18'W. OF ACTUAL (-0.1')
"F" ~ 5/8" REBAR FOUND 0.33'S. & 0.34'W. OF ACTUAL (-0.1')
"G" ~ 1/2" REBAR FOUND (-0.3') ~ C.M.
"H" ~ IRON ROD FOUND 0.13'S. & 0.34'E. OF ACTUAL (+1.5')
"I" ~ 1" PIPE FOUND 1.38'N. & 0.26'W. OF ACTUAL (-0.2')
"J" ~ 1" BENT PIPE FOUND 0.15'N. & 0.90'E. OF ACTUAL (FLUSH)
"K" ~ 3/8" BENT REBAR FOUND 0.89'N. & 0.32'E. OF ACTUAL (-0.4')
"L" ~ 1/2" REBAR FOUND 0.92'N. OF ACTUAL (FLUSH)
"M" ~ 5/8" BENT REBAR FOUND 0.53'N. & 0.13'E. OF ACTUAL (-0.4')
"N" ~ 3/8" REBAR FOUND 0.09'N. & 0.15'W. OF ACTUAL (-0.3')
"O" ~ CHISELED "X" FOUND IN CONCRETE 0.29'N. & 0.37'E. OF ACTUAL
"P" ~ RAILROAD SPIKE FOUND (FLUSH) ~ C.M.
"Q" ~ 5/8" REBAR W/ "HOFER DAVIS" ID. CAP FOUND (-0.2') ~ C.M.
"R" ~ 5/8" REBAR FOUND 0.87'N. & 0.71'W. OF ACTUAL (-0.3')
"S" ~ 3/8" REBAR FOUND 2.33'S. & 6.28'E. OF ACTUAL (-0.3')
"T" ~ 5/8" REBAR W/ "CONS ENG" ID. CAP FOUND (-0.1') ~ C.M.
"U" ~ 3/8" BENT REBAR FOUND (-0.3')
"V" ~ 5/8" REBAR W/ "FIRM 0027" ID. CAP FOUND 0.24'E.STRLY OF ACTUAL (-0.2')
"W" ~ 1/2" REBAR FOUND (FLUSH) ~ C.M.
"X" ~ 5/8" REBAR FOUND 0.73'S. OF ACTUAL (-0.2')
"Y" ~ 3/8" REBAR FOUND 0.12'N. & 1.04'W. OF ACTUAL (-0.2')
"Z" ~ 1/2" REBAR FOUND 0.18'N. & 0.76'W. OF ACTUAL (FLUSH)
"AA" ~ 5/8" REBAR W/ "MARK LS21900003" ID. CAP SET (FLUSH)
"BB" ~ 1/2" REBAR FOUND 0.60'N. & 0.41'W. OF ACTUAL (+0.1')
"CC" ~ 1/2" REBAR FOUND 0.29'N. & 1.01'W. OF ACTUAL (-0.1')
"DD" ~ 3/8" REBAR FOUND 0.29'N. & 0.16'E. OF ACTUAL (-0.2')
"EE" ~ RAILROAD IRON FOUND 2.19'N. & 1.52'W. OF ACTUAL (+6.0')
"FF" ~ 1/2" REBAR FOUND (+0.1') ~ C.M.
"GG" ~ 3/8" REBAR FOUND 0.50'S. & 0.55'E. OF ACTUAL (+0.1')

RECORD DESCRIPTION ~ INSTRUMENT NUMBER 2008029586

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, IN ALLEN COUNTY, INDIANA, DESIGNATED ON THE ATTACHED PLAT AS TRACT NUMBER 4 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EAST LINE OF ANTHONY BOULEVARD, SAID POINT BEING LOCATED 50 FEET EAST OF AND 417.42 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST; THENCE EAST PARALLEL TO THE NORTH LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 417.42 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 50 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 417.42 FEET; THENCE NORTH, PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE-HALF ACRE OF LAND, MORE OR LESS.

FLOODPLAIN CERTIFICATE

THIS PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FIRM (FLOOD INSURANCE RATE MAP) FOR THE CITY OF FORT WAYNE, INDIANA, COMMUNITY NO.180003, PANEL 18003C0315G, DATED AUGUST 3, 2009.

ON THE MARK LAND SURVEYING
info@otmlandsurveying.com
www.otmlandsurveying.com
7729 WESTFIELD DRIVE
FORT WAYNE, IN 46825
260-338-2052

REV	DATE

IAC TITLE 865 BOUNDARY RETRACEMENT SURVEY
LEAGUE FOR THE BLIND AND DISABLED, INC.
5833 SOUTH ANTHONY BLVD, FORT WAYNE, IN 46816

JOB NO.	26.0055
FIELDWORK COMPLETED	
DATE:	6/29/2026
CREW:	CJH/AWM
DRAWING	
DATE:	8/6/2026
DRAWN BY:	BLW
APPROVED BY:	NRM
DATE:	8/7/2026

1 SHEET OF 2 SHEETS

PART OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, ADAMS TOWNSHIP, ALLEN COUNTY, INDIANA

SURVEYOR'S REPORT

PURPOSE OF SURVEY:
THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE EXISTING TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2008029586 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. THE PROPERTY ADDRESS BEING 5833 SOUTH ANTHONY BLVD, FORT WAYNE, IN 46816.

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTION 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE BELOW THEORY OF LOCATION WAS BASED UP THE FOLLOWING OPINIONS AND OBSERVATIONS A RESULT OF UNCERTAINTIES IN LINES AND CORNERS BECAUSE OF THE FOLLOWING:

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE MEASURED BEARING AND DISTANCE ALONG THE NORTH LINE OF VICTORIA COLONY. THE RECORD BEARING FOR THIS LINE PER THE SUBJECT PLAT IS NOT LISTED. THE RECORD BEARING PER THE SUBJECT DEED IS A GENERAL CALL OF "WEST". THE MEASURED BEARING OF THIS LINE IN INDIANA GEOSPATIAL COORDINATE SYSTEM – ALLEN COUNTY IS SOUTH 87 DEGREES 30 MINUTES 01 SECOND WEST.

DISCREPANCIES IN MEASUREMENTS:
MONUMENTS WERE FOUND WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE USE OF THE PROPERTY. MONUMENT'S LOCATIONS THAT WERE NOT ARE SHOWN IN RELATION TO THE THEORETICAL CORNER. THERE IS MORE WEIGHT THROWN IN TO FOUND MONUMENTS THAN THE RECORD DEED DISTANCES. THE MEASURED AND CALCULATED DISTANCES ARE SHOWN IN RELATION TO EACH.

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
THE MONUMENTS FOUND ARE SHOWN ON THE SURVEY AND LISTED ON THE SURVEY UNDER MONUMENT LEGEND.

CONTROLLING MONUMENTS INCLUDE:
- MONUMENT "1" – 1" PIPE FOUND FLUSH – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED OFFSET TO THE PROPERTY CORNER
- MONUMENT "T" – 5/8" REBAR WITH "CONS ENG" IDENTIFICATION CAP FOUND 0.1 FEET BELOW GRADE – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER
- MONUMENT "W" – 1/2" REBAR FOUND FLUSH – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER
- MONUMENT "FF" – 1/2" REBAR FOUND 0.1 FEET ABOVE GRADE – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER

B) OCCUPATION OR POSSESSION LINES
THERE WERE NO UNCERTAINTIES BASED ON VISUAL INSPECTION OF OCCUPATION OR POSSESSION LINES.

THERE IS A FENCE THAT RUNS ALONG THE EAST LINE OF THE PROPERTY BUT DOES NOT CROSS OVER ONTO THE SUBJECT PARCEL. THERE IS ALSO A FENCE ALONG THE SOUTH LINE OF THE PROPERTY AND ALSO DOES NOT CROSS OVER THE SUBJECT PARCEL.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS
THERE WERE NO AMBIGUITIES FOUND WITHIN THE DESCRIPTIONS USED FOR THE SURVEY. DOCUMENTS USED INCLUDE:
1) INSTRUMENT NUMBER 2008029586 (QUITCLAIM DEED) – SUBJECT PARCEL
2) INSTRUMENT NUMBER 990025846 (QUITCLAIM DEED) – NORTH ADJOINER
3) INSTRUMENT NUMBER 2018042463 (QUITCLAIM DEED) – EAST ADJOINER
4) INSTRUMENT NUMBER 2014019815 (QUITCLAIM DEED) – SOUTH ADJOINER
5) RECORDED PLAT OF VICTORIA COLONY AS RECORDED IN PLAT BOOK 30A PAGE 20–21
6) RECORDED PLAT OF VICTORIA COLONY, SEC II AS RECORDED IN PLAT BOOK 30, PAGE 63–35

D) RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS
BASED ON THE USE OF THE PROPERTY (URBAN – COMMERCIAL PROPERTY, INDUSTRIAL PROPERTY, CONDOMINIUMS, TOWNHOUSES, APARTMENTS, MULTIUNIT DEVELOPMENTS––SUBURBAN – SINGLE FAMILY RESIDENTIAL SUBDIVISION LOTS––RURAL SURVEY – REAL ESTATE LYING IN RURAL AREAS) THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY IS URBAN SURVEY 0.07 FEET (21 MILLIMETERS) PLUS 50 PPM.

THEORY OF LOCATION:
THE SOUTH (417.42 FEET) LINE OF THE SUBJECT TRACT WAS ESTABLISHED MONUMENTS "V" AND "FF". THESE MONUMENTS ESTABLISHED THE BEARING FOR THIS LINE AND THE BASIS OF BEARINGS FOR THIS SURVEY. THE DISTANCE IS CONTROLLED BY THE BEARING–BEARING INTERSECTION WITH THE ESTABLISHED WEST LINE AND BEING 417.42 FEET PER THE DEED FROM THE WEST END OF THIS LINE.

THE WEST (50.00 FEET) LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY MONUMENTS "T" AND "W". THESE MONUMENTS ESTABLISHED THE BEARING FOR THIS LINE. A DISTANCE OF 100 FEET WAS HELD FROM MONUMENT "T" AND A LINE WAS DRAWN TANGENT FROM MONUMENT "W". THE DISTANCE IS CONTROLLED BY BEING 170 FEET FROM MONUMENT "W" FOR VICTORIA COLONY AND ANOTHER 50 FEET OFFSET FROM THE ESTABLISHED SOUTH LINE.

THE EAST (50.00 FEET) LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY MONUMENT "1" AND RECORD DEED DISTANCES. THE LINE BEARING WAS ESTABLISHED AS BEING 208.70 FEET FROM MONUMENT "1" AND THE EAST END OF THE ESTABLISHED SOUTH LINE. THE DISTANCE IS CONTROLLED BY OFFSETTING THE SOUTH LINE 50 FEET.

THE NORTH (417.70 FEET) LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY OFFSETTING THE SOUTH LINE 50 FEET TO BE PARALLEL TO THE SOUTH LINE. THE DISTANCE IS CONTROLLED BY THE BEARING–BEARING INTERSECTION WITH THE ESTABLISHED EAST AND WEST LINES.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL, FULL PAYMENT OF INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY. THE INFORMATION SHOWN ON THE SURVEY DOCUMENTS IS INTENDED FOR THIS TRANSACTION ONLY AS DATED ON SAID SURVEY DOCUMENTS. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS' SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

SINCE THE LAST DATE OF FIELD WORK OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF ON THE MARK LAND SURVEYING, LLC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.

THE COMMITMENT FOR TITLE INSURANCE WAS NOT PROVIDED AT THE TIME OF THIS REPORT, NOR DID THE SURVEYOR PERFORM A TITLE SEARCH. AN ABSTRACT OR TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PROPERTY.

AFFIRMATION STATEMENT

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.

Nolan R. Mark

SURVEYOR'S CERTIFICATE

IN WITNESS WHEREOF, I hereunto place my hand and seal this 7th day of August, 2026.

Nolan R. Mark, P.S. No.LS21900003

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1–12–1 thru 30.

NOLAN R. MARK REGISTERED No.LS21900003 STATE OF INDIANA LAND SURVEYOR

ON THE MARK LAND SURVEYING
info@otmlandsurveying.com
www.otmlandsurveying.com
7729 WESTFIELD DRIVE
FORT WAYNE, IN 46825
260–338–2052

REV	DATE

IAC TITLE 865 BOUNDARY RETRACEMENT SURVEY
LEAGUE FOR THE BLIND AND DISABLED, INC.
5833 SOUTH ANTHONY BLVD, FORT WAYNE, IN 46816

JOB NO. 26.0055
FIELDWORK COMPLETED
DATE: 6/29/2026
CREW: CJH/AWM
DRAWING
DATE: 8/6/2026
DRAWN BY: BLW
APPROVED BY: NRM
DATE: 8/7/2026

2 SHEET OF 2 SHEETS

DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: Diane Reynolds (Engineering Resources, Inc.)

Address: 4175 New Vision Drive City: Fort Wayne State: IN Zip: 46845

Email (type or print): diane@eri.consulting Phone: 260-451-9742

Property Ownership ☐ **Same as applicant**

Owner Name: League for the Blind and Disabled Inc.

Address: 5821 S. Anthony Boulevard City: Fort Wayne State: IN Zip: 46816-3701

Email (type or print): JohnG@the-league.org Phone: 260-441-0551

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 #: 02-13-30-101-007.000-070

Present Zoning : RP Proposed Zoning : C2 Acreage to be rezoned : 0.50 acres

Purpose of rezoning (attach additional page if necessary): A building addition to the existing building owned by The League and located North of this property will require that this property be zoned the same as their north property.

Township Name: Adams Township Section Number: 30

Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

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.

Diane Reynolds — printed name of applicant

Diane Reynolds — signature of applicant

08/04/2026 — date

John Guingrich — printed name of property owner

signature of property owner

8/4/2026 — date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
8/5/25	149786		

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;

The project aligns with the comprehensive plan by redeveloping an existing site and ensuring that the two sites that the property owner owns are the same zoning classifications.

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

The existing building will be renovated and a new building addition will be added. This expansion will allow The League to better serve the blind and disabled in our community by expanding the services they offer to people with disabilities.

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

The use for the parcel of land that we are asking to rezone will be used as an outdoor plaza with a walking path for the employees at The League. This use will be ideal as it creates a buffer between the residential to the south and the more developed parcel that The League's building and parking lot sits on to the north.

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

By rezoning this parcel to C2 will not reduce the property values. The League intends on keeping this area as an outdoor area for their employees to use. They are planning on adding a privacy fence to also reduce any noise from people gathered outside using the plaza / sidewalk areas.

(5) Responsible development and growth.

By rezoning the property it brings the parcels that The League owns into one zoning designation and it allows for The League to develop their building which will expand the important services that they provide to the area.

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*

FACT SHEET

Case #REZ-2026-0040 Bill # Z-26-08-48 Project Start: August 2026

APPLICANT:	Diane Reynolds (Engineering Resources, Inc.)
REQUEST:	Rezone from RP/Planned Residential to C2/Limited Commercial to allow for an expansion
LOCATION:	5833 S Anthony Blvd (Sec 30 of Adams Township)
LAND AREA:	0.50 acres
PRESENT ZONING:	RP/Planned Residential
PROPOSED ZONING:	C2/Limited Commercial
Council District:	6 – Rohli Booker

September 14, 2026 Public Hearing

- No one spoke in support or with concerns.
- Paul Sauerteig was absent.

September 21, 2026 Business Meeting
Plan Commission Recommendation: DO PASS
A motion was made by Rachel Tobin-Smith and seconded by Amos Norman, to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
5-0 MOTION PASSED

- Connie Haas Zuber, Paul Sauerteig, Ryan Neumeister, and Karen Richards were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
September 22, 2026

PROJECT SUMMARY

The applicant is petitioning to rezone the 0.50 acre parcel at 5833 South Anthnoy Boulevard. Site has been vacant since 1938, according to IMAP aerial photography. The immediate adjacent property to the north is zoned C2/Limited Commercial and is home to the current offices for The League. The properties east, south and west are zoned RP/Planned Residential with a mix of multiple family residential buildings, single family homes, and vacant lots. The requested rezoning of this property to C2/General Commercial is to bring the vacant lot into uniform zoning with the north parcel, as improvements are made to the property. No structural additions are proposed with this rezone request, but sidewalks and landscaping will be added in this space to enhance the property as a whole.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Priority Investment Area.

- The following Goals and Strategies would be applicable:
  LUD1 - Encourage compatible infill development and redevelopment in the Urban Infill and Priority Investment Areas.

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:
- **LUD Policy 4-**Nonresidential development which is adjacent to residential neighborhoods should be limited to lower intensity neighborhood commercial uses

Generalized Future Land Use Map

- The project site is located within the Neighborhood Commercial generalized land use category.
- Primary Land Uses in this category are Low-to Moderate-Intensity Business, Service, and Retail
- Secondary Land Uses include Civic and Cultural Facilities, Multiple-Family Residential, Parks and Open Space, Religious Institutions, and Schools.
- Adjacent property to the north is Neighborhood Commercial, while the properties to the east and west are Traditional Neighborhood, and the southern property is Mixed Residential.

Land Use Related Action Steps

Staff determined the following Action Step would be applicable and supportive of this proposal:

Compatibility Matrix

- This proposed rezoning to C2/Limited Commercial is considered compatible with the Neighborhood Commercial land use category.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Diane Reynolds, applicant, presented the request as outlined above.

Public Comments: None

#REZ-2026-0040

2BILL NO. Z-26-08-48

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P23 (Sec 30 of Adams 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 C2/Limited Commercial zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, IN ALLEN COUNTY, INDIANA, DESIGNATED ON THE ATTACHED PLAT AS TRACT NUMBER 4 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EAST LINE OF ANTHONY BOULEVARD, SAID POINT BEING LOCATED 50 FEET EAST OF AND 417.42 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST; THENCE EAST PARALLEL TO THE NORTH LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 417.42 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 50 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 417.42 FEET; THENCE NORTH, PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE-HALF ACRE OF LAND, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. P23 (Sec 30 of Adams 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

FORT WAYNE PLAN COMMISSION
Findings of Fact • September 2026

PROPOSAL:	Rezoning Petition REZ-2026-0040 – The League - 5833 South Anthony
APPLICANT:	The League for The Blind and Disabled
REQUEST:	Rezone from RP to C2 to allow expansion
LOCATION:	5833 South Anthony
LAND AREA:	0.50 acres
PRESENT ZONING:	RP/Planned Residential
PROPOSED ZONING:	C2/Limited Commercial

The Plan Commission recommends that Rezoning Petition REZ-2026-0040 be returned to Council, with a "Do Pass" 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 rezoning would allow for expansion and renovation of the current building which sits in the Priority Investment 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 intends to continue the property's use as it currently stands and expand to offer its services.

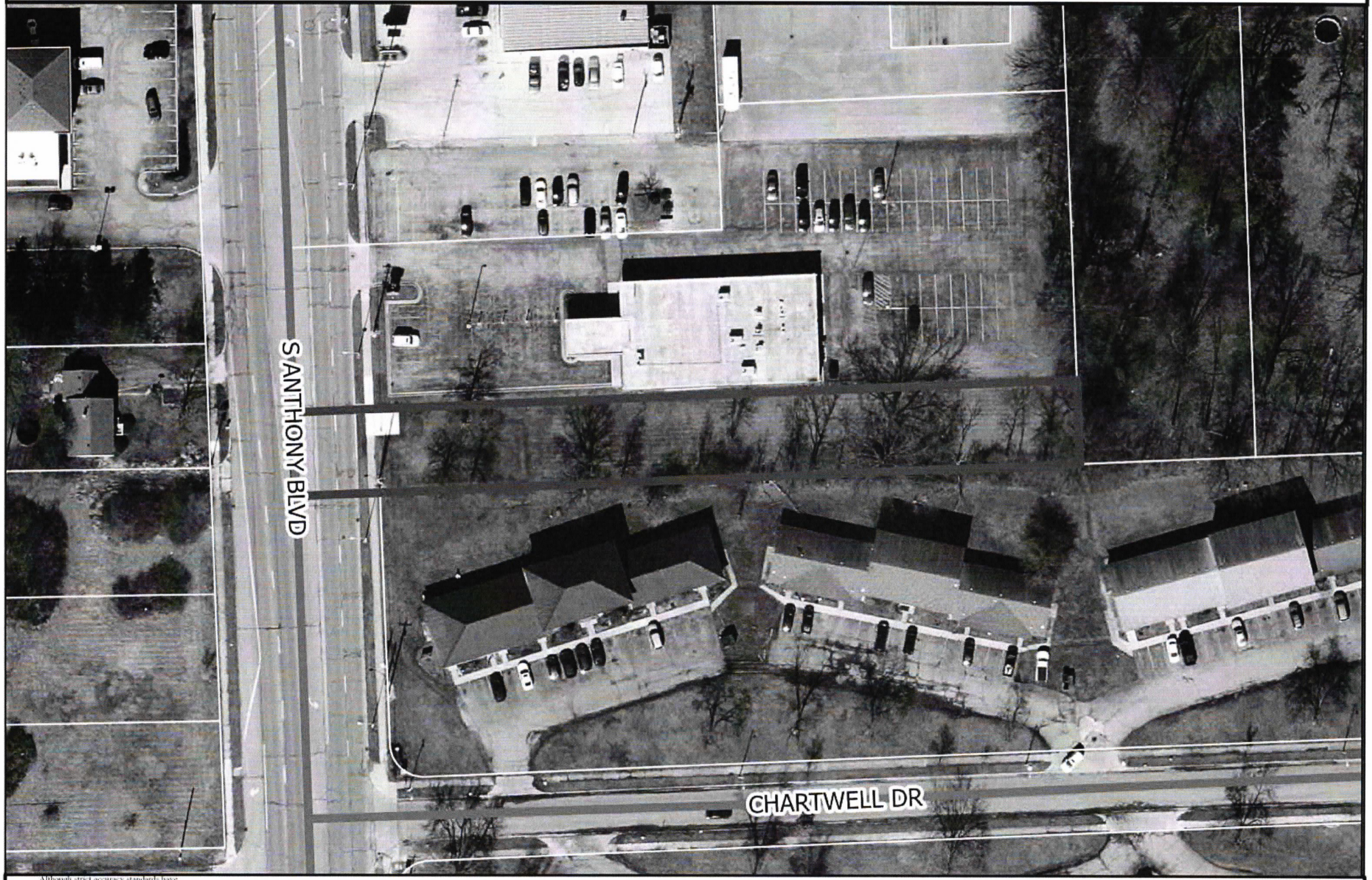
3. Approval is consistent with the preservation of property values in the area. The rezoning allows for the property to be in compliance with the current zoning ordinance, thus allowing for an increase in property values.

4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

These findings approved by the Fort Wayne Plan Commission on September 21, 2026.

Benjamin J. Roussel
Executive Director
Secretary to the Commission

Rezoning Petition REZ-2026-0040 - The League - 5833 S.Anthony

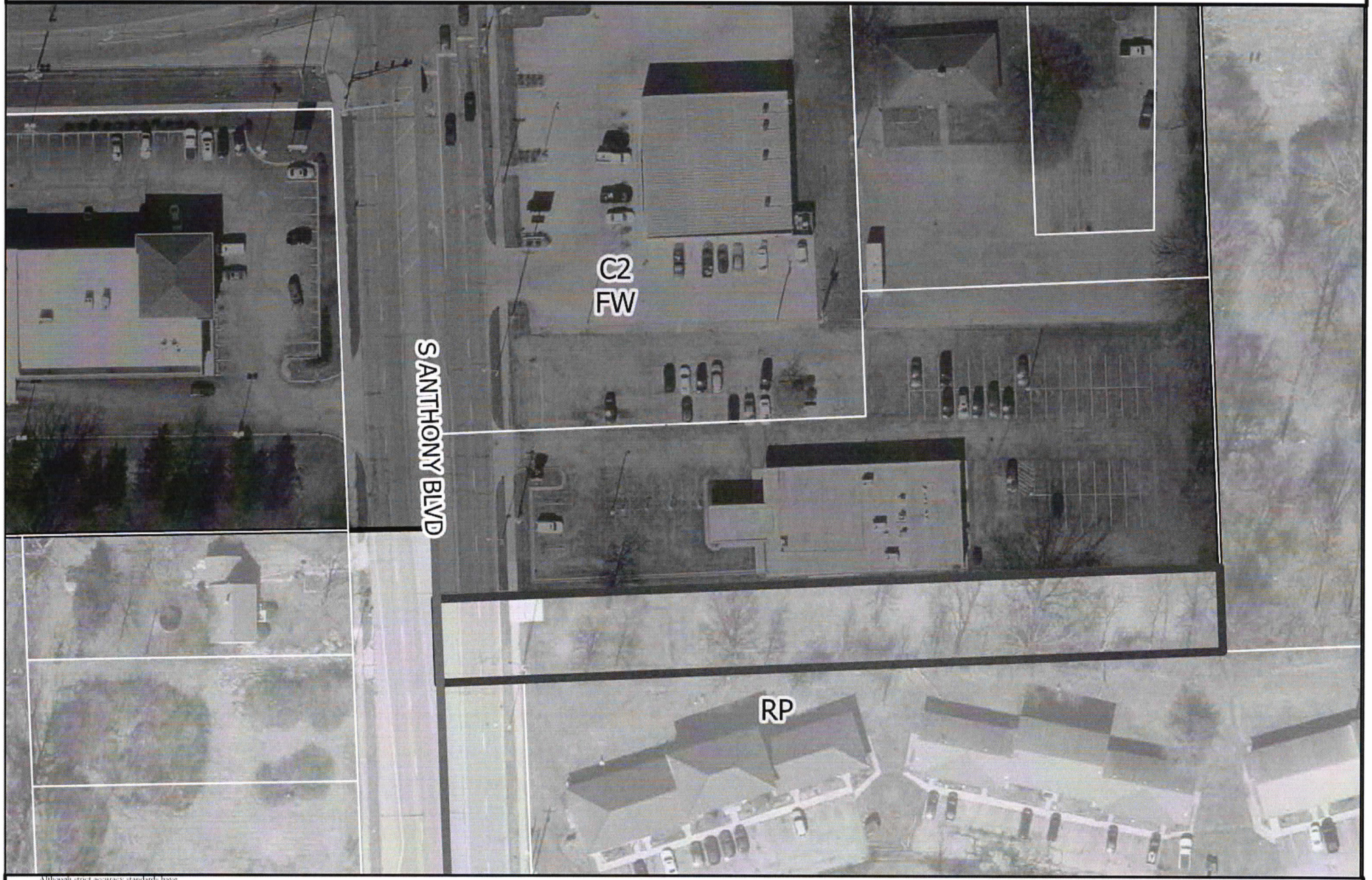


Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/12/2026

0 50 100 Feet

N

Rezoning Petition REZ-2026-0040 - The League - 5833 S.Anthony



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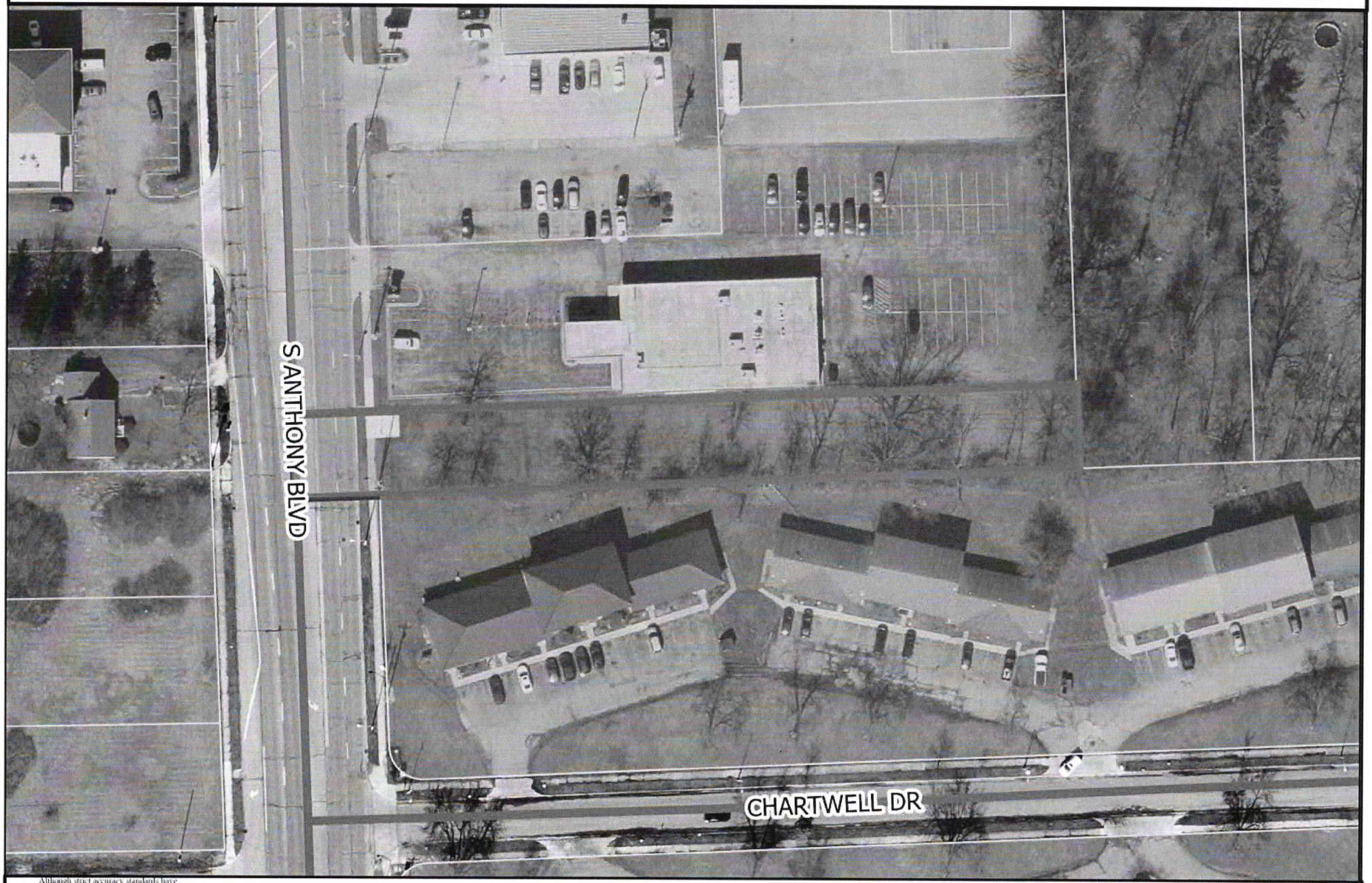

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0 50 100 Feet

Mixed Residential
Neighborhood Commercial
Traditional Neighborhood

N

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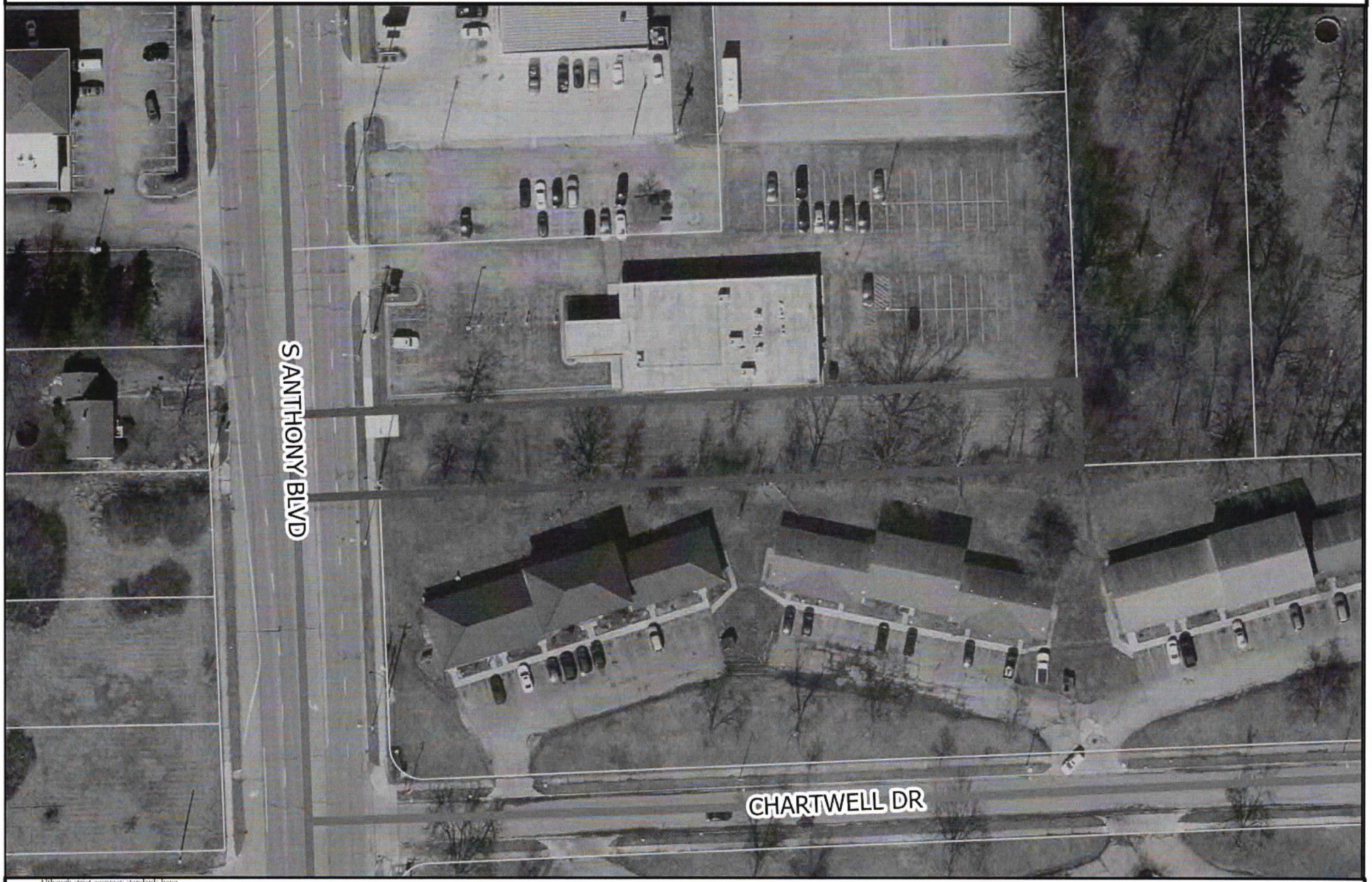

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Priority Investment Area

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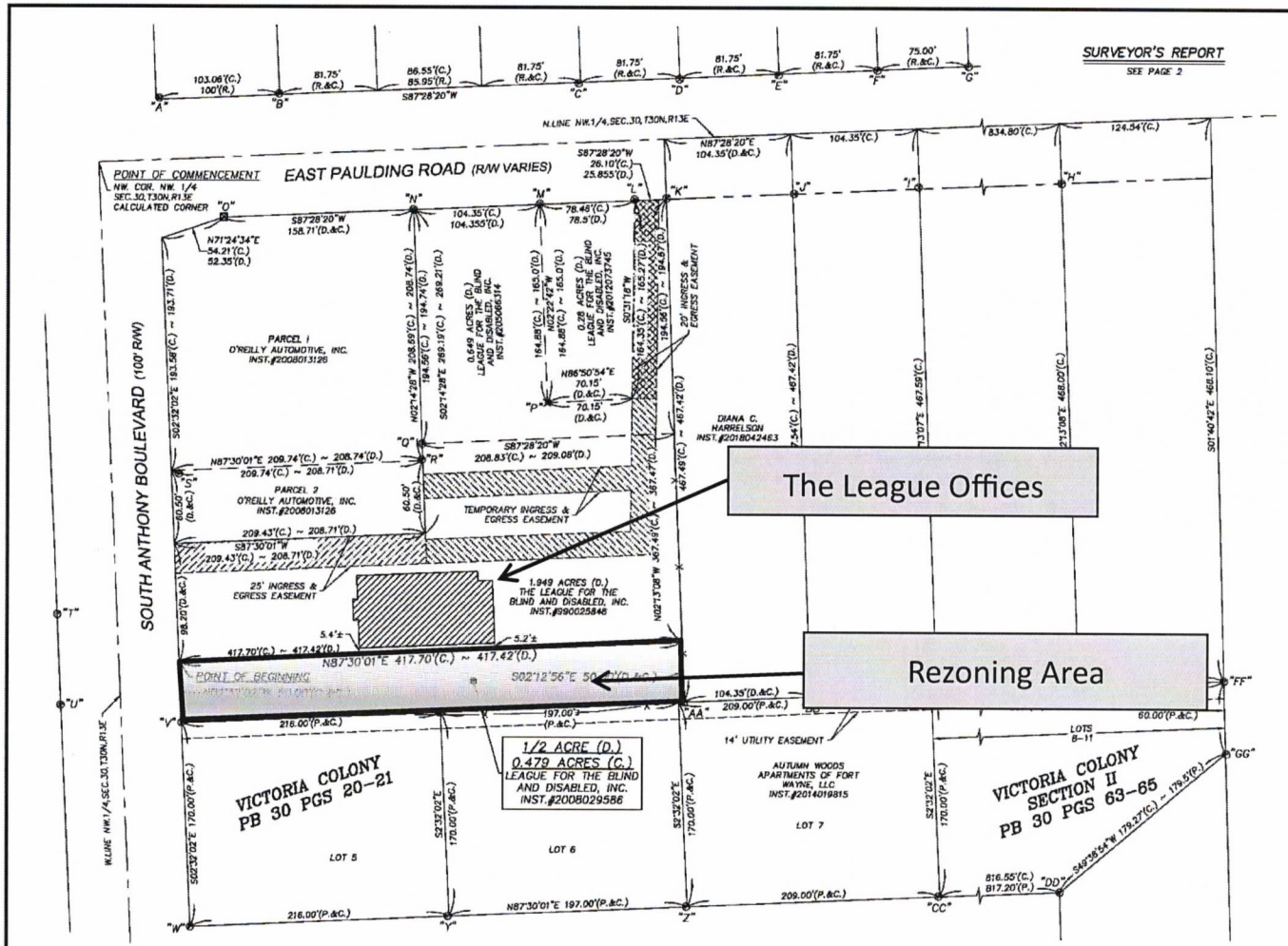

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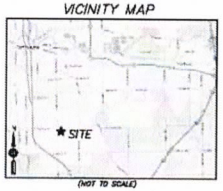
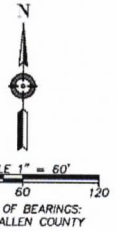
VICINITY MAP





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InGCS ALLEN COUNTY

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NOTE:

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FLOODPLAIN CERTIFICATE

THIS PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FIRM (FLOOD INSURANCE RATE MAP) FOR THE CITY OF FORT WAYNE, INDIANA, COMMUNITY NO.180003, PANEL 18003C0315G, DATED AUGUST 3, 2009.

ON THE MARK LAND SURVEYING
7729 WESTFIELD DRIVE
FORT WAYNE, IN 46825
260-338-2052
info@otmlandsurveying.com
www.otmlandsurveying.com

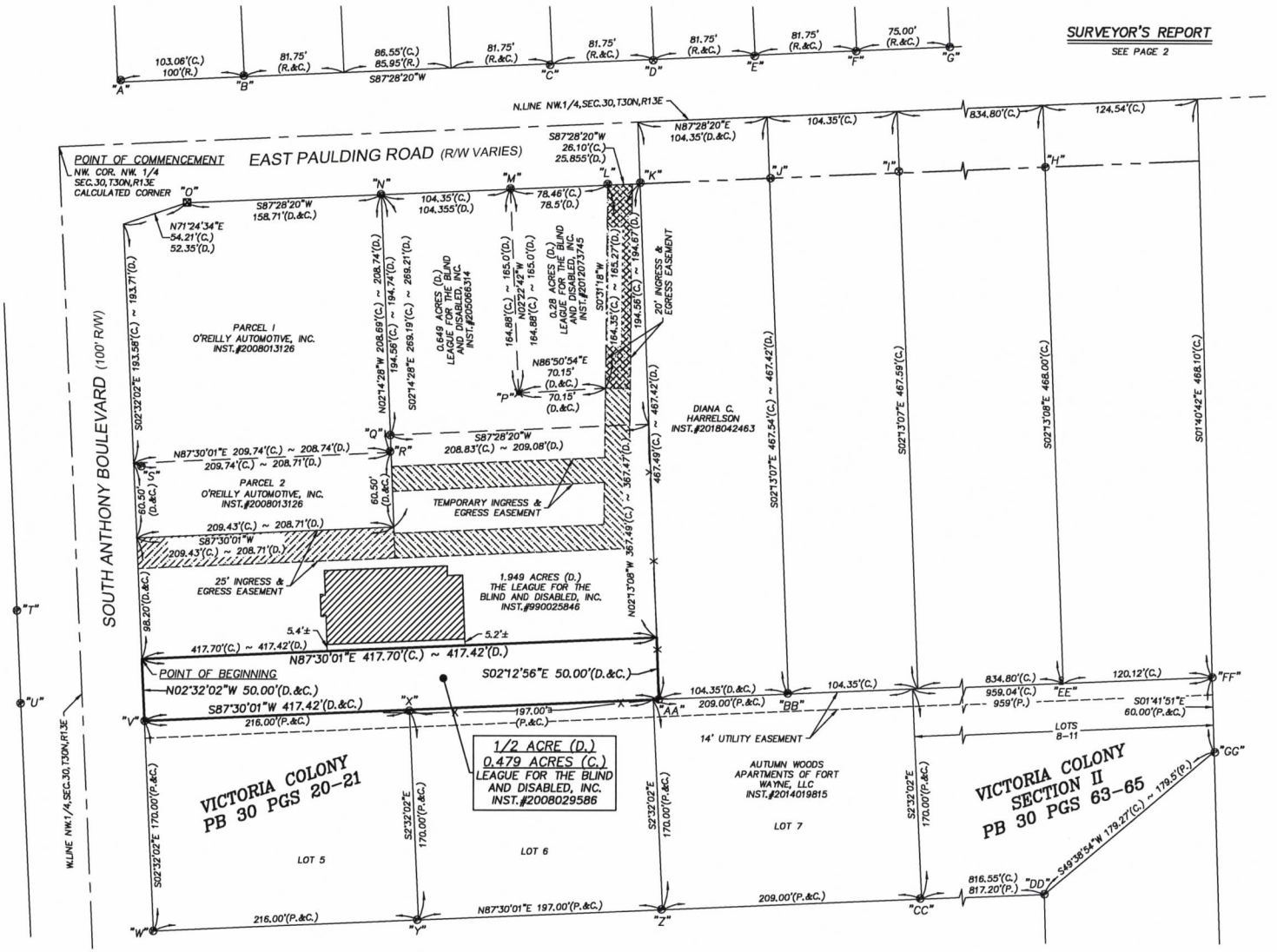
REV | DATE

IAC TITLE 865 BOUNDARY RETRACEMENT SURVEY
LEAGUE FOR THE BLIND AND DISABLED, INC.
5833 SOUTH ANTHONY BLVD, FORT WAYNE, IN 46816

JOB NO. 26.0055
FIELDWORK COMPLETED
DATE: 6/29/2026
CREW: CJH/AWM
DRAWING
DATE: 8/8/2026
DRAWN BY: BLW
APPROVED BY: NRM
DATE: 8/7/2026

1 SHEET OF 2 SHEETS

PART OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, ADAMS TOWNSHIP, ALLEN COUNTY, INDIANA



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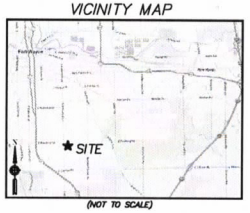

(NOT TO SCALE)



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1 SHEET OF 2 SHEETS

PART OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, ADAMS TOWNSHIP, ALLEN COUNTY, INDIANA

SURVEYOR'S REPORT

PURPOSE OF SURVEY:
THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE EXISTING TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2008029586 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. THE PROPERTY ADDRESS BEING 5833 SOUTH ANTHONY BLVD, FORT WAYNE, IN 46816.

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTION 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE BELOW THEORY OF LOCATION WAS BASED UP THE FOLLOWING OPINIONS AND OBSERVATIONS A RESULT OF UNCERTAINTIES IN LINES AND CORNERS BECAUSE OF THE FOLLOWING:

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE MEASURED BEARING AND DISTANCE ALONG THE NORTH LINE OF VICTORIA COLONY. THE RECORD BEARING FOR THIS LINE PER THE SUBJECT PLAT IS NOT LISTED. THE RECORD BEARING PER THE SUBJECT DEED IS A GENERAL CALL OF "WEST". THE MEASURED BEARING OF THIS LINE IN INDIANA GEOSPATIAL COORDINATE SYSTEM – ALLEN COUNTY IS SOUTH 87 DEGREES 30 MINUTES 01 SECOND WEST.

DISCREPANCIES IN MEASUREMENTS:
MONUMENTS WERE FOUND WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE USE OF THE PROPERTY. MONUMENT'S LOCATIONS THAT WERE NOT ARE SHOWN IN RELATION TO THE THEORETICAL CORNER. THERE IS MORE WEIGHT THROWN IN TO FOUND MONUMENTS THAN THE RECORD DEED DISTANCES. THE MEASURED AND CALCULATED DISTANCES ARE SHOWN IN RELATION TO EACH.

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
THE MONUMENTS FOUND ARE SHOWN ON THE SURVEY AND LISTED ON THE SURVEY UNDER MONUMENT LEGEND.

CONTROLLING MONUMENTS INCLUDE:
- MONUMENT "1" – 1" PIPE FOUND FLUSH – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED OFFSET TO THE PROPERTY CORNER
- MONUMENT "T" – 5/8" REBAR WITH "CONS ENG" IDENTIFICATION CAP FOUND 0.1 FEET BELOW GRADE – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER
- MONUMENT "W" – 1/2" REBAR FOUND FLUSH – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER
- MONUMENT "FF" – 1/2" REBAR FOUND 0.1 FEET ABOVE GRADE – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER

B) OCCUPATION OR POSSESSION LINES
THERE WERE NO UNCERTAINTIES BASED ON VISUAL INSPECTION OF OCCUPATION OR POSSESSION LINES.

THERE IS A FENCE THAT RUNS ALONG THE EAST LINE OF THE PROPERTY BUT DOES NOT CROSS OVER ONTO THE SUBJECT PARCEL. THERE IS ALSO A FENCE ALONG THE SOUTH LINE OF THE PROPERTY AND ALSO DOES NOT CROSS OVER THE SUBJECT PARCEL.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS
THERE WERE NO AMBIGUITIES FOUND WITHIN THE DESCRIPTIONS USED FOR THE SURVEY. DOCUMENTS USED INCLUDE:
1) INSTRUMENT NUMBER 2008029586 (QUITCLAIM DEED) – SUBJECT PARCEL
2) INSTRUMENT NUMBER 990025846 (QUITCLAIM DEED) – NORTH ADJOINER
3) INSTRUMENT NUMBER 2018042463 (QUITCLAIM DEED) – EAST ADJOINER
4) INSTRUMENT NUMBER 2014019815 (QUITCLAIM DEED) – SOUTH ADJOINER
5) RECORDED PLAT OF VICTORIA COLONY AS RECORDED IN PLAT BOOK 30A PAGE 20–21
6) RECORDED PLAT OF VICTORIA COLONY, SEC II AS RECORDED IN PLAT BOOK 30, PAGE 63–35

D) RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS
BASED ON THE USE OF THE PROPERTY (URBAN – COMMERCIAL PROPERTY, INDUSTRIAL PROPERTY, CONDOMINIUMS, TOWNHOUSES, APARTMENTS, MULTIUNIT DEVELOPMENTS––SUBURBAN – SINGLE FAMILY RESIDENTIAL SUBDIVISION LOTS––RURAL SURVEY – REAL ESTATE LYING IN RURAL AREAS) THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY IS URBAN SURVEY 0.07 FEET (21 MILLIMETERS) PLUS 50 PPM.

THEORY OF LOCATION:
THE SOUTH (417.42 FEET) LINE OF THE SUBJECT TRACT WAS ESTABLISHED MONUMENTS "V" AND "FF". THESE MONUMENTS ESTABLISHED THE BEARING FOR THIS LINE AND THE BASIS OF BEARINGS FOR THIS SURVEY. THE DISTANCE IS CONTROLLED BY THE BEARING–BEARING INTERSECTION WITH THE ESTABLISHED WEST LINE AND BEING 417.42 FEET PER THE DEED FROM THE WEST END OF THIS LINE.

THE WEST (50.00 FEET) LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY MONUMENTS "T" AND "W". THESE MONUMENTS ESTABLISHED THE BEARING FOR THIS LINE. A DISTANCE OF 100 FEET WAS HELD FROM MONUMENT "T" AND A LINE WAS DRAWN TANGENT FROM MONUMENT "W". THE DISTANCE IS CONTROLLED BY BEING 170 FEET FROM MONUMENT "W" FOR VICTORIA COLONY AND ANOTHER 50 FEET OFFSET FROM THE ESTABLISHED SOUTH LINE.

THE EAST (50.00 FEET) LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY MONUMENT "1" AND RECORD DEED DISTANCES. THE LINE BEARING WAS ESTABLISHED AS BEING 208.70 FEET FROM MONUMENT "1" AND THE EAST END OF THE ESTABLISHED SOUTH LINE. THE DISTANCE IS CONTROLLED BY OFFSETTING THE SOUTH LINE 50 FEET.

THE NORTH (417.70 FEET) LINE OF THE SUBJECT TRACT WAS ESTABLISHED BY OFFSETTING THE SOUTH LINE 50 FEET TO BE PARALLEL TO THE SOUTH LINE. THE DISTANCE IS CONTROLLED BY THE BEARING–BEARING INTERSECTION WITH THE ESTABLISHED EAST AND WEST LINES.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL, FULL PAYMENT OF INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY. THE INFORMATION SHOWN ON THE SURVEY DOCUMENTS IS INTENDED FOR THIS TRANSACTION ONLY AS DATED ON SAID SURVEY DOCUMENTS. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS' SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

SINCE THE LAST DATE OF FIELD WORK OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF ON THE MARK LAND SURVEYING, LLC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.

THE COMMITMENT FOR TITLE INSURANCE WAS NOT PROVIDED AT THE TIME OF THIS REPORT, NOR DID THE SURVEYOR PERFORM A TITLE SEARCH. AN ABSTRACT OR TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PROPERTY.

AFFIRMATION STATEMENT

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.

Nolan R. Mark

SURVEYOR'S CERTIFICATE

IN WITNESS WHEREOF, I hereunto place my hand and seal this 7th day of August, 2026.

Nolan R. Mark, P.S. No.LS21900003

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1–12–1 thru 30.

NOLAN R. MARK REGISTERED No.LS21900003 STATE OF INDIANA LAND SURVEYOR

ON THE MARK LAND SURVEYING
info@otmlandsurveying.com
www.otmlandsurveying.com
7729 WESTFIELD DRIVE
FORT WAYNE, IN 46825
260–338–2052

REV	DATE

IAC TITLE 865 BOUNDARY RETRACEMENT SURVEY
LEAGUE FOR THE BLIND AND DISABLED, INC.
5833 SOUTH ANTHONY BLVD, FORT WAYNE, IN 46816

JOB NO. 26.0055
FIELDWORK COMPLETED
DATE: 6/29/2026
CREW: CJH/AWM
DRAWING
DATE: 8/6/2026
DRAWN BY: BLW
APPROVED BY: NRM
DATE: 8/7/2026

DPS Plan Commission
Rezoning Petition Application

Applicant

Applicant Name: Diane Reynolds (Engineering Resources, Inc.)

Address: 4175 New Vision Drive City: Fort Wayne State: IN Zip: 46845

Email (type or print): diane@eri.consulting Phone: 260-451-9742

Property Ownership ☐ **Same as applicant**

Owner Name: League for the Blind and Disabled Inc.

Address: 5821 S. Anthony Boulevard City: Fort Wayne State: IN Zip: 46816-3701

Email (type or print): JohnG@the-league.org Phone: 260-441-0551

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 #: 02-13-30-101-007.000-070

Present Zoning : RP Proposed Zoning : C2 Acreage to be rezoned : 0.50 acres

Purpose of rezoning (attach additional page if necessary): A building addition to the existing building owned by The League and located North of this property will require that this property be zoned the same as their north property.

Township Name: Adams Township Section Number: 30

Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

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.

Diane Reynolds	Diane Reynolds	08/04/2026
printed name of applicant	signature of applicant	date
John Guingrich	John Guingrich	8/4/2026
printed name of property owner	signature of property owner	date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
8/5/25	149786		

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;

The project aligns with the comprehensive plan by redeveloping an existing site and ensuring that the two sites that the property owner owns are the same zoning classifications.

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

The existing building will be renovated and a new building addition will be added. This expansion will allow The League to better serve the blind and disabled in our community by expanding the services they offer to people with disabilities.

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

The use for the parcel of land that we are asking to rezone will be used as an outdoor plaza with a walking path for the employees at The League. This use will be ideal as it creates a buffer between the residential to the south and the more developed parcel that The League's building and parking lot sits on to the north.

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

By rezoning this parcel to C2 will not reduce the property values. The League intends on keeping this area as an outdoor area for their employees to use. They are planning on adding a privacy fence to also reduce any noise from people gathered outside using the plaza / sidewalk areas.

(5) Responsible development and growth.

By rezoning the property it brings the parcels that The League owns into one zoning designation and it allows for The League to develop their building which will expand the important services that they provide to the area.

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*

BILL NO. Z-26-08-48

REPORT OF COMMITTEE ON REGULATIONS
October 13, 2026

Rohli Booker Chair
Scott Myers Co-Chair
All Council Members

An Ordinance amending the City of Fort Wayne Zoning Map No. P23 (Sec 30 of Adams Township)

To rezone 0.50 acres from RP/Planned Residential to C2/Limited Commercial to 5833 S Anthony Blvd (Sec 30 of Adams Township)

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

COUNCIL MEMBER	DO PASS	DO NOT PASS	ABSTAIN
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

JOHN D. MCGAULEY
CITY CLERK

Public Hearing Date: N/A
Read the first time in full and on motion by Councilperson Booker.
Read the second time by title and referred to the Regulations Committee.
Read the third time in full and on motion by Councilperson Booker, placed on passage by the following vote:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT
BENDER	☒	☐	☐	☐
BOOKER	☒	☐	☐	☐
CHAMBERS	☒	☐	☐	☐
ENSLEY	☒	☐	☐	☐
FREISTROFFER	☐	☐	☐	☒
HARTMAN	☒	☐	☐	☐
JEHL	☒	☐	☐	☐
MYERS	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

DATED: October 13, 2026

JOHN D. MCGAULEY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-26-08-48 on the 13th day of October , 2026

ATTEST:

JOHN D. MCGAULEY
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of October 2026, at the hour of 9:20 o'clock A.M. E.S.T.

JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 14th day of October 2026, at the hour of 12:06 o'clock P.M. E. S.T.

SHARON TUCKER, MAYOR

Fort Wayne Indiana
Office of the City Clerk
OCT 14 2026
RECEIVED