

#REZ-2025-0040

BILL NO. Z-25-08-28

ZONING MAP ORDINANCE NO. Z-\_\_\_\_\_

**AN ORDINANCE amending the City of Fort Wayne  
Zoning Map No. 027 (Sec 25 of Wayne 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**

**Lots 19 Thru 22 & S 2ft & N 48 Of S 50 Of E 35ft Lot 23 Southdale Park Add**

and the symbols of the City of Fort Wayne Zoning Map No. 027 (Sec. 25 of Wayne 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-2025-0040  
Bill Number: Z-25-08-28  
Council District: 6 – Rohli Booker

---

Introduction Date: August 26, 2025

Plan Commission  
Public Hearing Date: September 8, 2025 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

---

Synopsis of Ordinance: To rezone 1.33 acres from R3/Multiple Family Residential to C2/Limited Commercial

Location: 6814 S Anthony Blvd (Section 25 of Wayne Township)

Reason for Request: To permit a grocery store and restaurant

Applicant: Zu Bein

Property Owner: Blessing Hands Home Care Agency LLC

---

Related Petitions: None

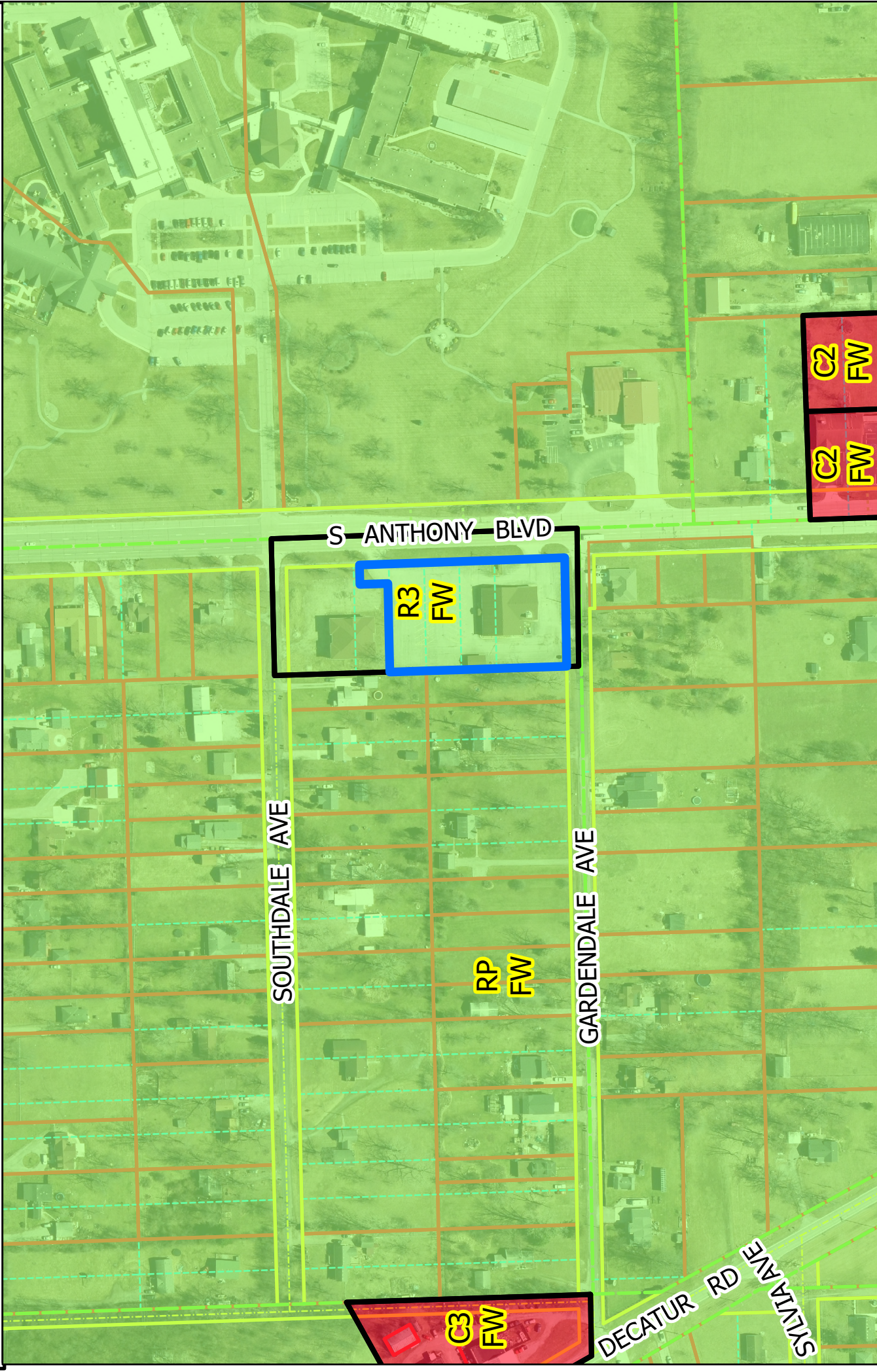
---

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which would permit a grocery store and restaurant.

Effect of Non-Passage: Property will remain zoned R3/Multiple Family Residential, which does not permit a grocery store and restaurant. The site may continue with existing or non-conforming uses, and may be redeveloped with multiple family and other similar residential uses.



Rezoning Petition REZ-2025-0040 - 6814 South Anthony Blvd



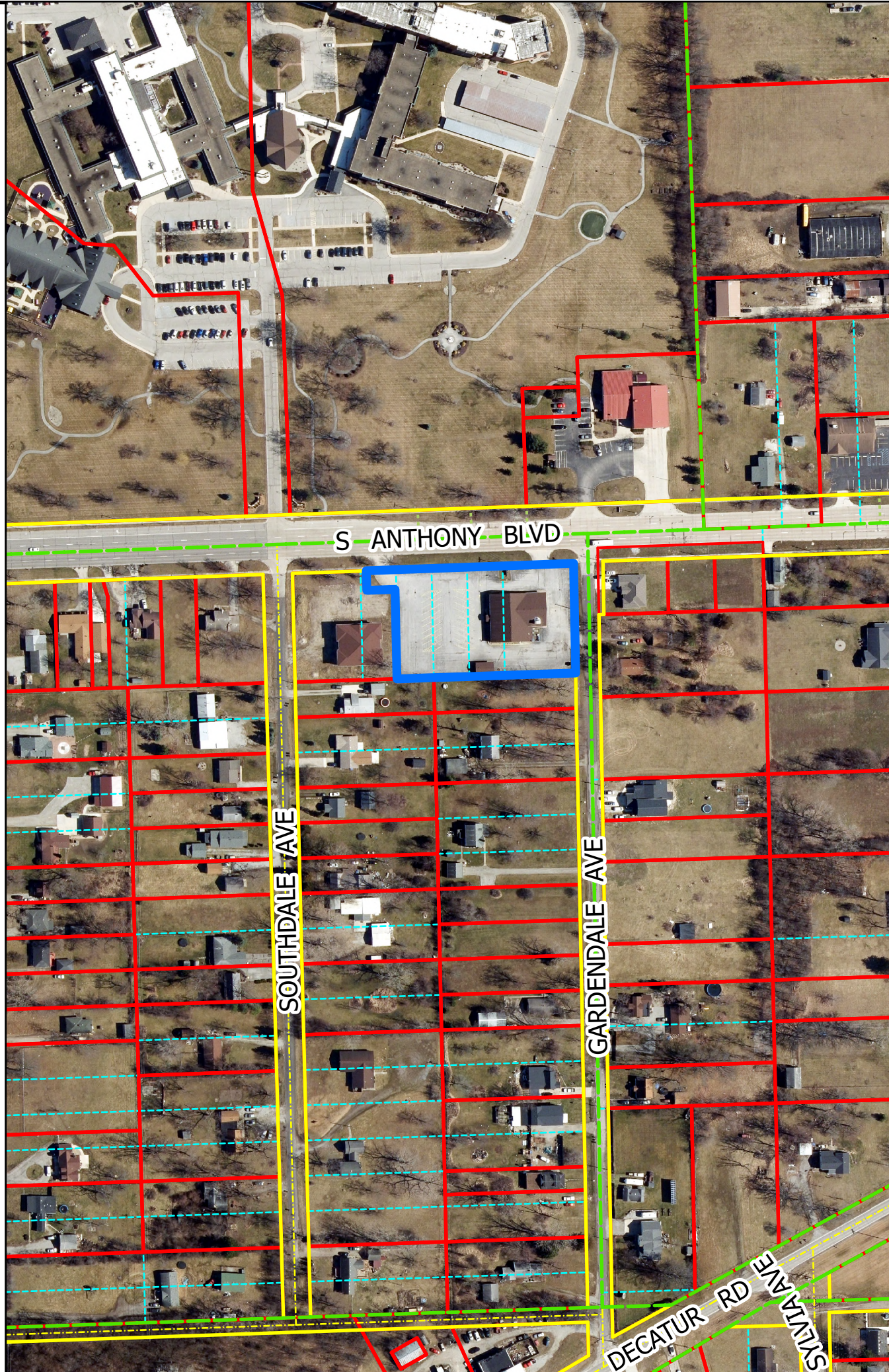
Although our accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 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: 8/13/2025





Rezoning Petition REZ-2025-0040 - 6814 South Anthony Blvd



Although our 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: 8/13/2025



**Department of Planning Services  
Rezoning Petition Application**

**Applicant**  
Applicant Zu Bein  
Address 10006 Trentman Rd  
City Fort Wayne State Indiana Zip 46816  
Telephone 816-807-8239 E-mail zubein@blessinghandshhca.org

**Property Ownership**  
Property Owner Zu Bein  
Address 6814 S Anthony Blvd  
City Fort Wayne State Indiana Zip 46816  
Telephone 816-807-8239 E-mail zubein@blessinghandshhca.org

**Contact Person**  
Contact Person Zu Bein  
Address 10006 Trentman Rd  
City Fort Wayne State Indiana Zip 46816  
Telephone 816-807-8239 E-mail zubein@blessinghandshhca.org

*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 6814 S Anthony Blvd Township and Section \_\_\_\_\_  
Present Zoning R3 Proposed Zoning C2 Acreage to be rezoned 1.33  
Purpose of rezoning (attach additional page if necessary) Grwy Store/Restaurant  
Sewer provider City Utilities Water provider City Utilities

**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

Zu Bein  
(printed name of applicant) \_\_\_\_\_  
(signature of applicant) \_\_\_\_\_

8/1/2025  
(date)

Zu Bein  
(printed name of property owner) \_\_\_\_\_  
(signature of property owner) \_\_\_\_\_

8/1/2025  
(date)



Received <u>8.1.25</u>	Receipt No. <u>148026</u>	Hearing Date <u>9.8.25</u>	Petition No. <u>REZ-2025-0040</u>
---------------------------	------------------------------	-------------------------------	--------------------------------------

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802  
Phone (260) 449-7607 • Fax (260) 449-7682 • [www.allencounty.us](http://www.allencounty.us) • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)



## 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 proposed rezoning supports the goals of the Comprehensive Plan by encouraging adaptive reuse of existing structures, promoting neighborhood-scale commercial activity, and improving access to essential goods and services. A grocery store and restaurant at this location aligns with the community's vision for sustainable redevelopment and increased local amenities.

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

The property is currently a VFW post, surrounded by a mix of residential, institutional, and light commercial uses. The structure is well-suited for renovation, and the proposed change in use is consistent with the area's evolving character. The addition of a grocery store and restaurant will serve local needs while maintaining the scale and feel of the neighborhood.

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

Given the building's size, location, and accessibility, converting it into a grocery store and restaurant represents a highly desirable use. It provides a much-needed local resource, especially for residents who may not have easy access to fresh food or dining options. This type of commercial use is compatible with surrounding land uses and meets a clear community demand.

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

By upgrading and reusing the existing structure, this project is expected to enhance surrounding property values. It will replace an underutilized facility with an active, attractive community-serving business, encouraging further investment in the area and improving quality of life for nearby residents.

**(5) Responsible development and growth.**

This project reflects responsible development by reusing an existing building and connecting to existing infrastructure. It supports walkability, reduces the need for new construction, and brings essential services closer to residents. The plan promotes economic development in a way that is both environmentally and socially responsible.

### 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 • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802  
Phone (260) 449-7607 • Fax (260) 449-7682 • [www.allencounty.us](http://www.allencounty.us) • [www.cityoffortwayne.org](http://www.cityoffortwayne.org)

