

#REZ-2025-0042

BILL NO. Z-25-08-29

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. O23 (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 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

Lot Number 43, Lot Number 44, Lot Number 45, Lot Number 46, and Lot Number 47 in Sylvan Park, Section B, according to the plat thereof, recorded in Plat Book 17, page 100, in the Office of the Recorder of Allen County, Indiana.

and the symbols of the City of Fort Wayne Zoning Map No. O23 (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-2025-0042
Bill Number: Z-25-08-29
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 2.56 acres from RP/Planned Residential to C3/General Commercial

Location: 6116 S Anthony Blvd (Section 25 of Wayne Township)

Reason for Request: To permit a warehouse/storage facility

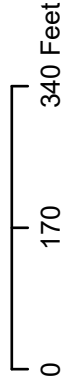
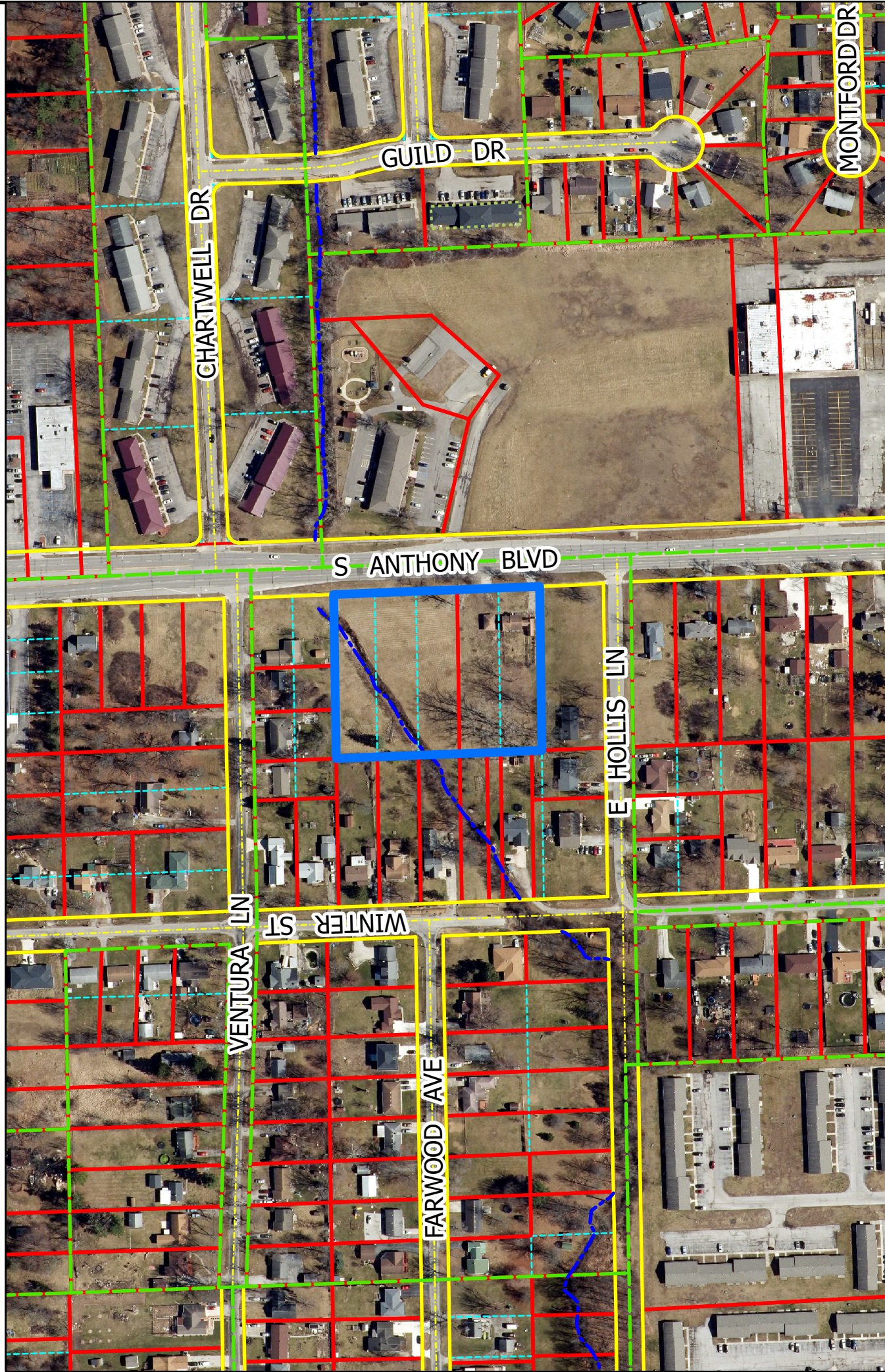
Applicant: Soe Aung

Property Owner: Soe Aung and Yu Sut

Related Petitions: Primary Development Plan – South Anthony Storage Site

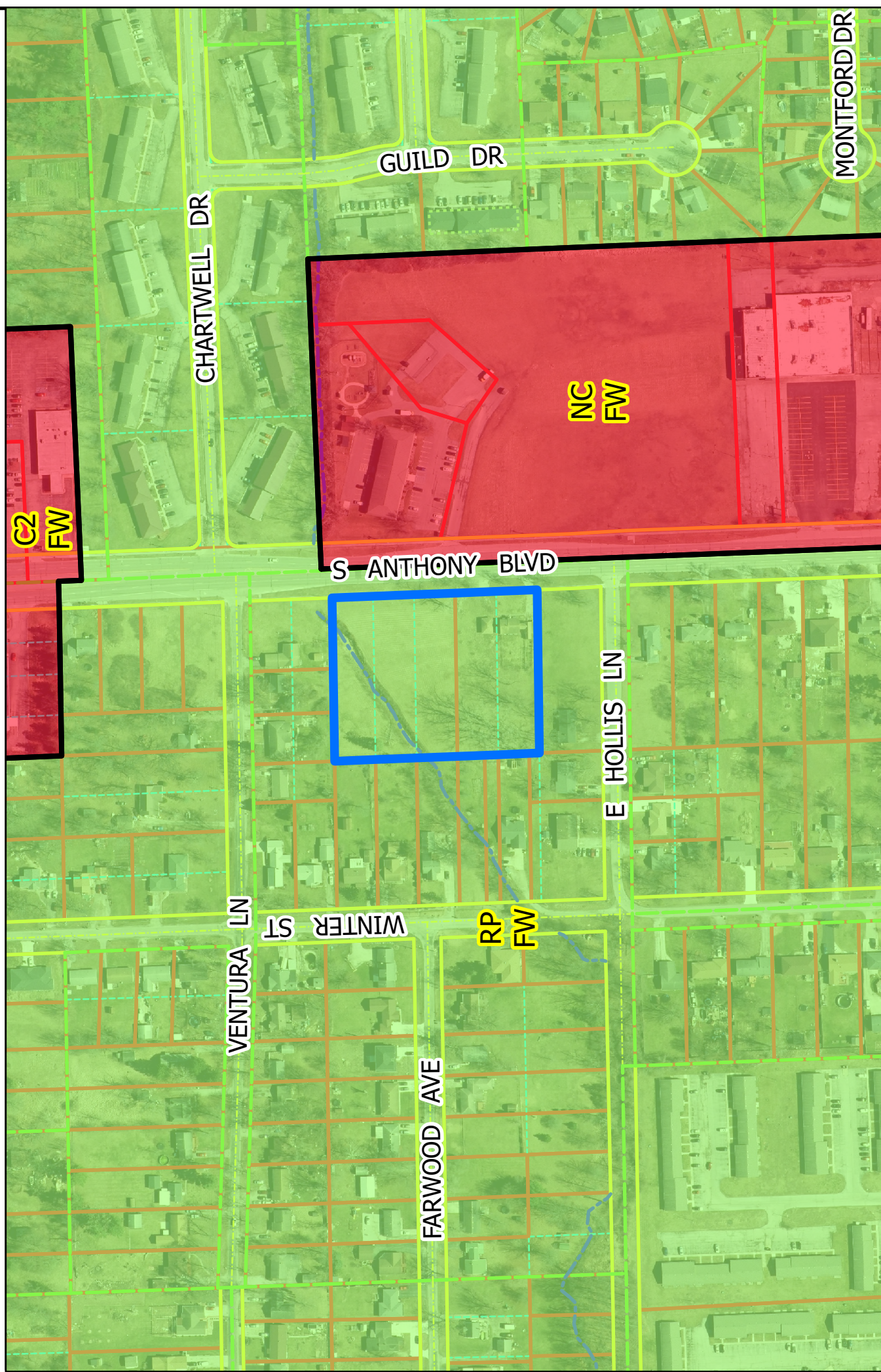
Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district, which would permit a warehouse/storage facility.

Effect of Non-Passage: Property will remain zoned RP/Multiple Family Residential, which does not permit a warehouse/storage facility. The site may continue with existing or non-conforming uses, and may be redeveloped with similar mixed residential compatible non-residential uses.



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 Soe Aung
Address 5520 Decatur Road,
City Fort Wayne State IN. Zip 46806
Telephone 260-479-8827 E-mail soeaung46816@gmail.com

Property Ownership
Property Owner Soe Aung
Address 6116 South Anthony Blvd.,
City Fort Wayne State IN. Zip 46806
Telephone 260-479-8827 E-mail soeaung46816@gmail.com

Contact Person
Contact Person William Etzler, PE
Address 229 W. Berry Street, Suite 100
City Fort Wayne State IN. Zip 46802
Telephone 260-557-1113/ 260-740-6490 E-mail betzler@abonmarche.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 6116 South Anthony Blvd., Township and Section Wayne- 25
Present Zoning RP Proposed Zoning C3 Acreage to be rezoned _____
Purpose of rezoning (attach additional page if necessary) The request is to rezone lots 43, 44, 45, 46 and 47 in Sylvan's Addition Section B for the purpose of constructing a storage facility for new grocery store at Paulding Road and S. Anthony.

Sewer provider City of Fort Wayne Water provider City of Fort Wayne

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

Soe Aung

(printed name of applicant)

(signature of applicant)

8-8-25

(date)

Soe Aung

(printed name of property owner)

(signature of property owner)

8-8-25

(date)



Received	Receipt No.	Hearing Date	Petition No.
8/8/25	148046	9/8/25	PEZ-2025-0042

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

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 rezoning is requested to construct a storage facility to support a new grocery store being established in a former Walgreen's at Paulding Rd. and Anthony Blvd. This area of Fort Wayne according to the comprehensive Plan is in an area of food insecurity. The owner has another grocery store in the area and plans to open additional facilities. There is C2 zoning 400 feet to the north of this site and NC zoning across Anthony Blvd. that is a Montessori school and commercial development.

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

The property is zoned RP. The north property line is ND #4. The east line is S. Anthony Blvd. The west line is residential property separated from the site by ND #4 and the south is residential property owned by the applicant. The northern part of the property has never been developed and the southern part has had one home. The current home is in disrepair and unoccupied. The property has never had more than one home on the site looking at historical aerial photos. Trees along ND #4 block the view of the site from homes to the north and west.

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

The most desirable use is commercial to support the existing and new grocery operations. The comprehensive plan, especially for SE Fort Wayne, supports the need for walkable, neighborhood focused commercial development to expand employment opportunity and access to food.

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

The rezoning will enhance the value of the land in the area. The exterior of the proposed building will be a compatible design for the neighborhood. The Comprehensive Plan identifies this area as a priority investment and the applicant intends to continue to look for opportunities in SE Fort Wayne to expand his business.

(5) Responsible development and growth.

There have been no past attempts to develop this parcel. The applicant needs storage for his goods to serve both grocery stores and this location presents the best available location. The land is within a targeted growth area and represents an opportunity to provide employment and a much needed food supply to this under served area of the city.

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*

