	#REZ-2025-0042			
1	BILL NO. Z-25-08-29			
2				
3	ZONING MAP ORDINANCE NO. Z			
4	AN ORDINANCE amending the City of Fort Wayne Zoning Map No. O23 (Sec 25 of Wayne Township)			
5	.,			
6	BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:			
7	SECTION 1. That the area described as follows is hereby designated a C3/General			
8	Commercial zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort			
9	Wayne, Indiana:			
10				
11	LEGAL DESCRIPTION			
12	Lot Number 43, Lot Number 44, Lot Number 45, Lot Number 46, and Lot Number 47			
13	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.			
14				
15	and the symbols of the City of Fort Wayne Zoning Map No. O23 (Sec. 25 of Wayne Township), as			
16	established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby			
17	changed accordingly.			
18	SECTION 2. If a written commitment is a condition of the Plan Commission's			
19	recommendation for the adoption of the rezoning, or if a written commitment is modified and			
20	approved by the Common Council as part of the zone map amendment, that written commitment is			
21	hereby approved and is hereby incorporated by reference.			
22	SECTION 3. That this Ordinance shall be in full force and effect from and after its passage			
23	and approval by the Mayor.			
24				
25	Council Member			
26				
27	APPROVED AS TO FORM AND LEGALITY:			
28				
29	Malak Heiny, City Attorney			
30				

## 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,

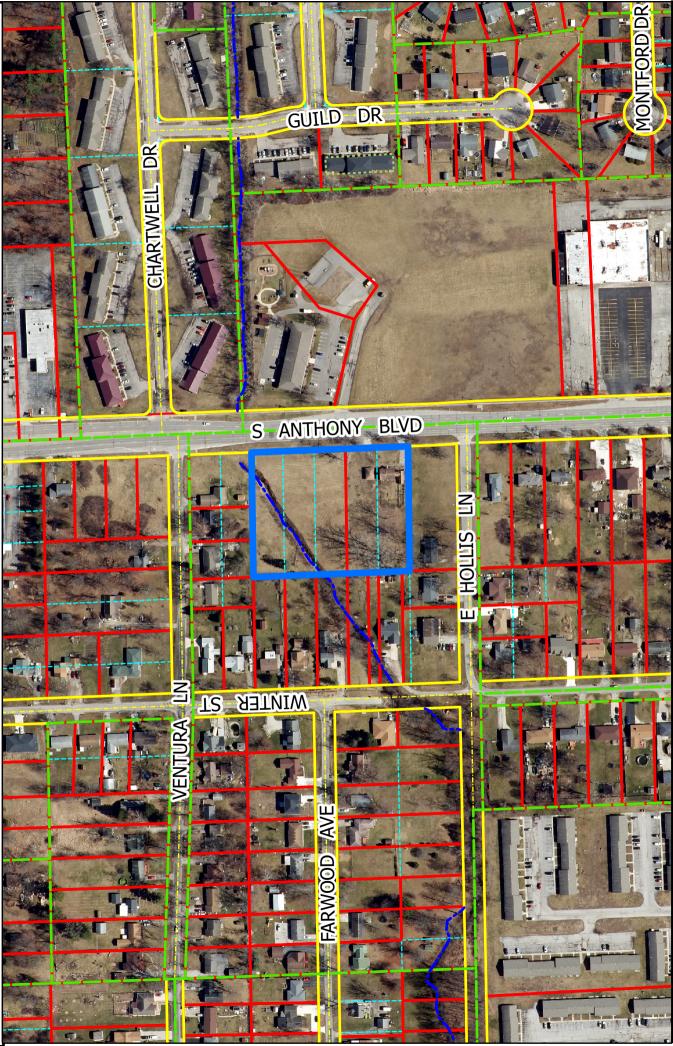
which would permit a warehouse/storage facility.

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

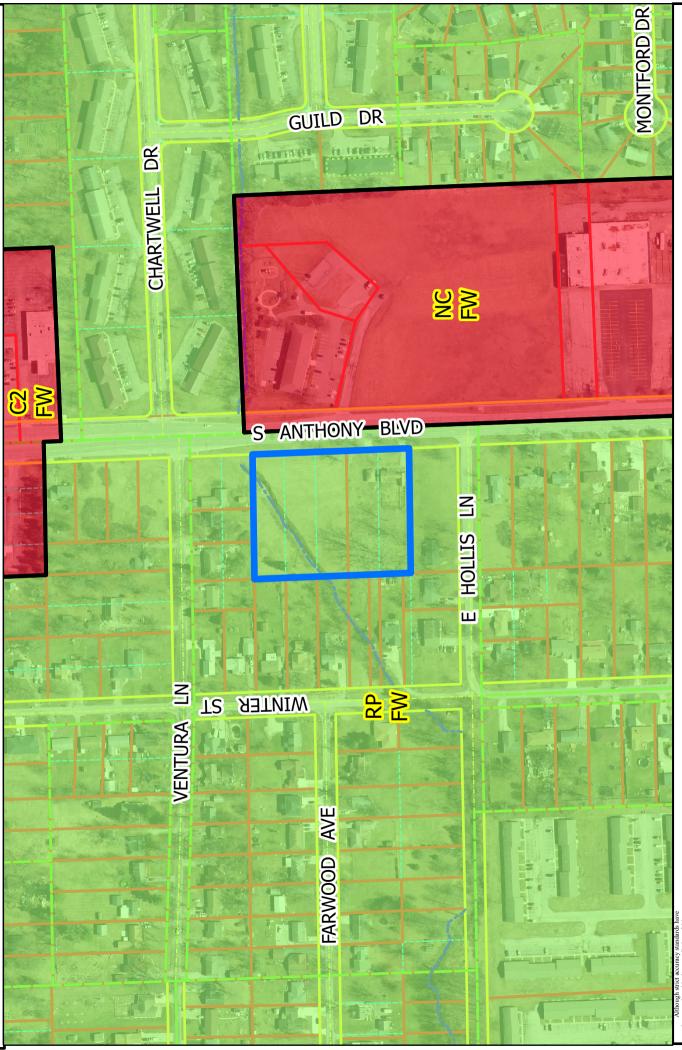
mixed residential compatible non-residential uses.





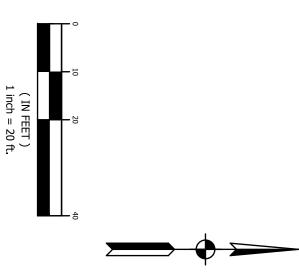
170











PREI MINARY

SOE AUNG

# SOUTH ANTHONY BOULEVARD SITE DEVELOPMENT

6206 S. ANTHONY BLVD., FORT WAYNE, IN 46816



### T 260.218.2500 229 W. Berry Street, Suite 100 Fort Wayne, IN 46802

apoumarche.com

# IABONMARCHE-D000VAN

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.

# SURVEYOR'S REPORT:

LEGAL DESCRIPTION:

following corners the and Rule 12, Section 1 through 30, of the Indiana Administrative Code, the locations of the lines various uncertainties in the regarding 1) In accordance with Title 865, Article 1, opinions are submitted established on this survey as a result of: observations and

A) Degree of Precision and Accuracy;

B) Variances in the reference monuments;

C) Discrepancies in record descriptions and plats;

D) Inconsistencies in lines of occupation;

i. is. within the specifications for a Suburban Survey (0.13 feet (40 millimeters) plus 100 parts per million) as defined IAC 865. A) The acceptable relative

B) Variances in the reference monuments of as much as 1.6 feet East-West, exist as shown hereon.

C) No discrepancies in record descriptions or plats

D) No inconsistencies in lines of occupation

The survey has been prepared to facilitate the transfer of this property and is not to be used for other purposes without the written permission of Abonmarche Consultants, Inc. Copies of this survey may be used for archival purposes only. This document is not valid without the original hand and seal and full remittance. commitment for title insurance was not provided at the time of this survey. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Abonmarche Consultants, Inc. should be notified of any additions or revisions that may be required.

2) This is a retracement survey of Lots 43-47 in Sylvan Park Addition.

**SNUA** 

The purpose of this survey is for rezoning for potential development

THEORY OF LOCATION:

survey found can, with any reliability, be called original. Monuments found appear to be in general uniformity with the none of the Therefore, specific type of monument is not called for in the recorded deed for the parent parcel. recorded deed. The boundary lines are established by using monuments by common report.

and Existing corner monuments were found at each corner of the overall property, except at the Northeast corner of Lot 43, at several other lot corners as shown hereon. The basis of bearings for this survey are Indiana State Plane Coordinate System East Zone GPS Grid bearings. Geodetic Datum:

:СПЕИТ:

Subsurface and environmental conditions were not examined or considered to be part of this survey.

This survey and report do not investigate the possibility of unwritten rights.

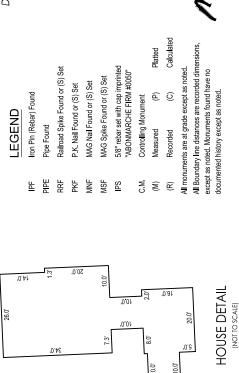
It is not the intent of this survey or Surveyor to determine ownership, rights of ownership, nor title of the property.

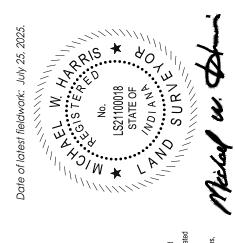
This survey is the opinion of a licensed Professional Surveyor in the State of Indiana as to the actual location of the lines and This survey is the opinion of a licensed Professional Surveyor in the State of Indiana as to the actual location of the lines and corners called for on the deed description/plat. This opinion is based on logic, relevant field and research evidence, established Standard of Care.

# CERTIFICATION:

The undersigned does hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IAC 1-12.

PLAT OF SURVEY BLVD. FORT WAYNE, IN 46816





ROJECT:

NO. REVISION DESCRIPTION:

25-0453

07/30/2025

MWH QA/QC REVIE KWH

DESIGNED E MWH PM REVIEW: MH

1 OF 1

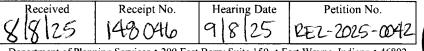
DATE

ВУ:

## **Department of Planning Services Rezoning Petition Application**

Ħ	Applicant Soe Aung				
Applicant	Address 5520 Decatur Ros	au, State IN.	Zip 4680	6	
	Telephone 260-479-8827		soeaung46816@gmail	.com	
Property Ownership	Property Owner Soe Aung Address 6116 South Antho	ony Blvd.,			
	City Fort Wayne	State IN.	Zip 4680		
	Telephone 260-479-8827	E-mail <u>\$</u>	soeaung46816@gmail	.com	
Contact Person	Contact Person William Etzle				
	Address 229 W. Berry Stre				
	City Fort Wayne	State IN.	Zip 4680	2	
	Telephone 260-557-1113/ 260	· ·			
	Au stajj corresp	onaence wiii be sent on	ly to the designated contact	person.	
Request	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 Fo	ort Wayne	
Filing Checklist	Applications will not be accepted application.  ■ Filing fee \$1000.00  ■ Surveys showing area to be Legal Description of parcel  ■ Rezoning Criteria (please of	e rezoned to be rezoned		itted with this	
the property Control Ord procedures	stand and agree, upon execution and sy described in this application; that dinance as well as all procedures and and policies related to the handling arour knowledge; and that	I/we agree to abide by all policies of the Fort Wayne	provisions of the Allen County and Allen County Plan Commis	Zoning and Subdivision ssions as those provisions, is true and accurate to the	
Soe Au			1	8-8-75	
printed nar	ne of applicant)	(signature of applic	ant)	(date)	
	oe Aung inted name of property owner)  (signature of property owner)  (date)				
STATE OF THE PARTY	Received 8 8 25		ing Date Petition No.  25 PEZ-2025-00	OF FORTA	





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



## **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:

F1	ling	ree

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



