

1 #REZ-2026-0002

2 BILL NO. Z-26-01-20

3 ZONING MAP ORDINANCE NO. Z-_____

4
5 **AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. BB02 (Sec. 10 of Aboite Township)**

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 as C1/Professional
8 Office and Personal Services Zoning District under the terms of Chapter 157 Title XV of the Code
9 of the City of Fort Wayne, Indiana:

10 **Legal Description**

11 THE WEST 186 FEET OF THE NORTH 435.5 FEET OF THE EAST HALF OF THE NORTHEAST
12 QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY INDIANA,
13 CONTAINING IN ALL 1.86 ACRES OF LAND, MORE OR LESS.

14 and the symbols of the City of Fort Wayne Zoning Map No. BB02 (Sec. 10 of Aboite Township),
15 as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is
16 hereby changed accordingly.

17 SECTION 2. If a written commitment is a condition of the Plan Commission's
18 recommendation for the adoption of the rezoning, or if a written commitment is modified and
19 approved by the Common Council as part of the zone map amendment, that written
20 commitment is hereby approved and is hereby incorporated by reference.

21 SECTION 3. That this Ordinance shall be in full force and effect from and after its
22 passage and approval by the Mayor.

23
24
25

Council Member

26 APPROVED AS TO FORM AND LEGALITY:

27
28
29
30

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-2026-0002
Bill Number: Z-26-01-20
Council District: 4 – Dr. Scott Myers

Introduction Date: January 27, 2026

Plan Commission
Public Hearing Date: February 9, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 1.75 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services

Location: 9729 Illinois Rd (Section 10 of Aboite Township)

Reason for Request: To allow for a childcare center

Applicant: Shakeel Ahmed

Property Owner: Todd D & Rita A Andersen

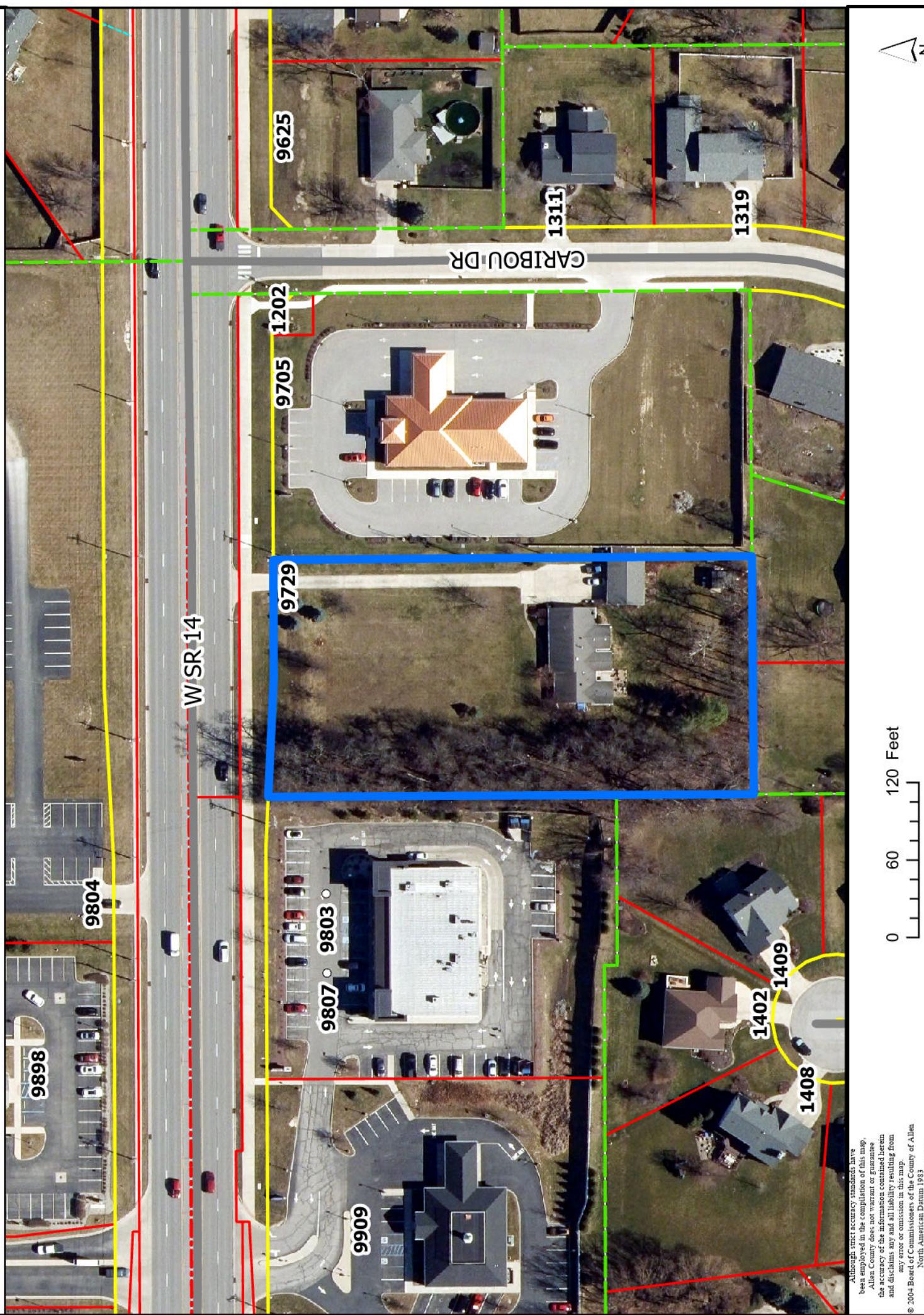
Related Petitions: Primary Development Plan PDP-2026-0002 The Goddard School

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services to allow for a childcare center.

Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which does not permit for a childcare center. The site may continue with existing uses, and may be redeveloped with agricultural uses, low intensity residential and other similar uses.

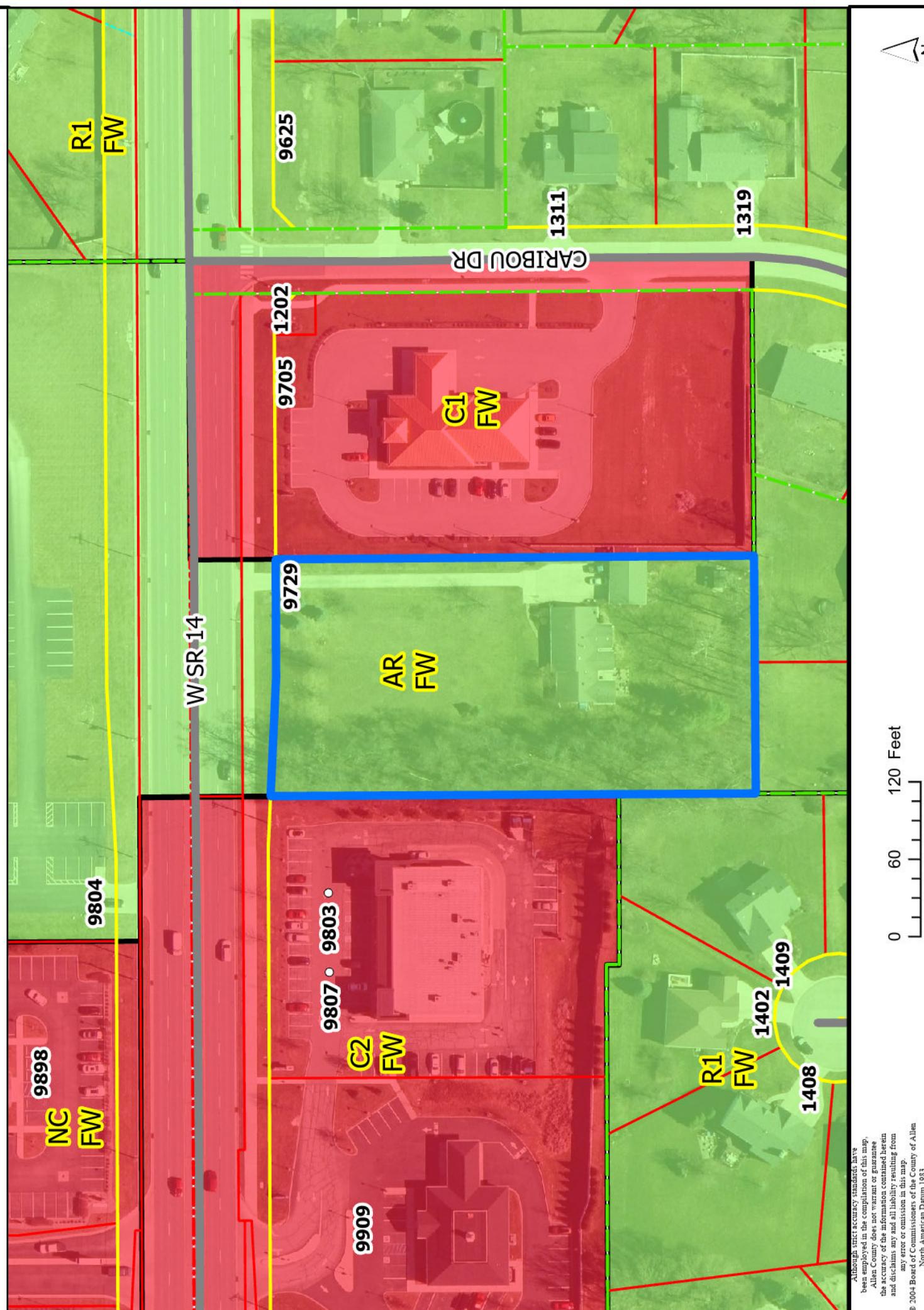


Rezoning Petition REZ-2026-0002 and Primary Development Plan PDP-2026-0002 - The Goddard School



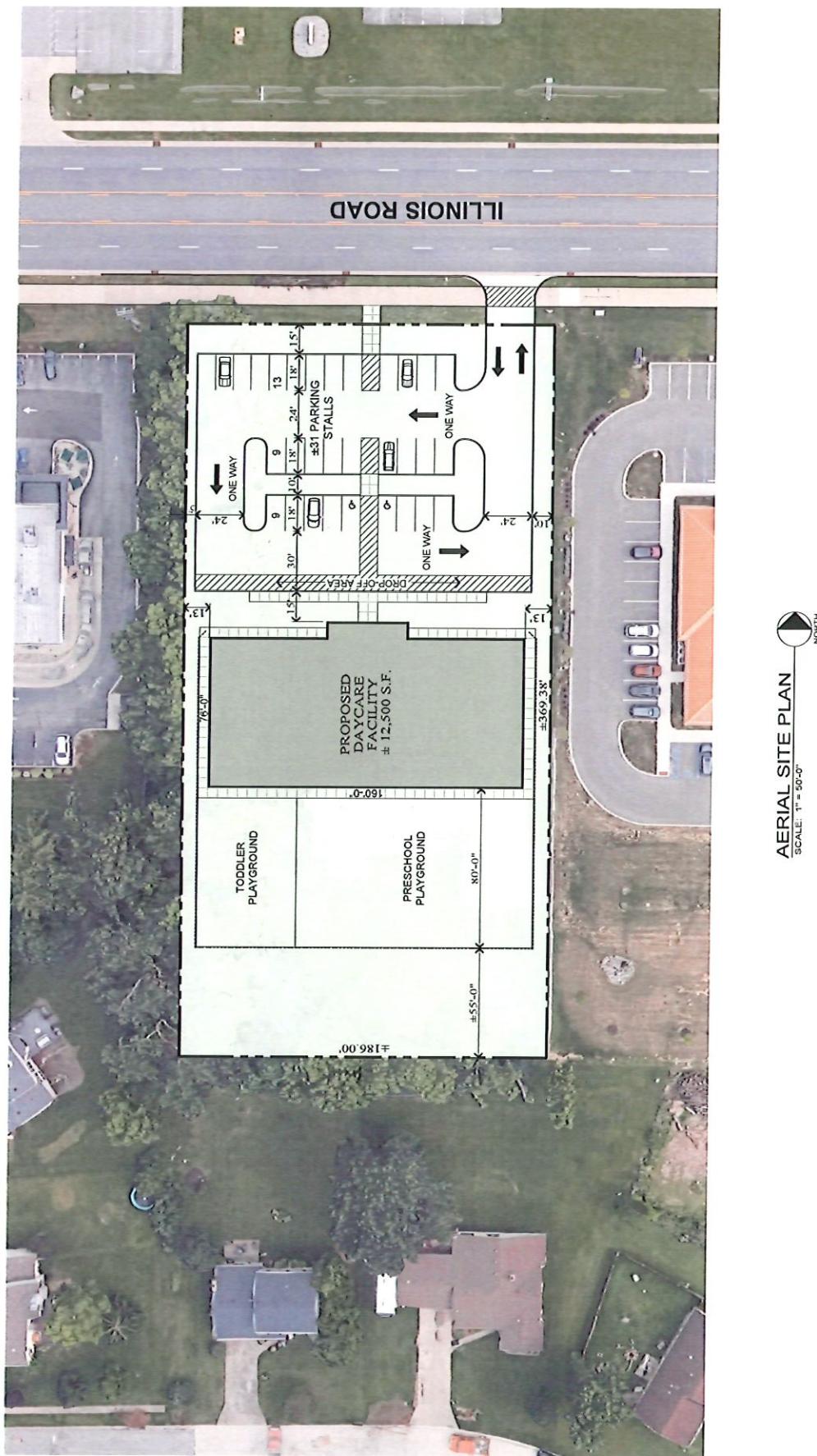


Rezoning Petition REZ-2026-0002 and Primary Development Plan PDP-2026-0002 - The Goddard School



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
StatePlane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date 1-14-2009



EXH-III

PROJECT #: 25060
DATE: 10/30/2025
REVISIONS:
SCALE: AS NOTED

©COPYRIGHT 2025 CHARLES C. SMITH
ALL RIGHTS RESERVED

FRANCHISE:
THE GODDARD SCHO
OF FORT WAYNE
SHAKEEL AHMED, MD
8766 COLDWATER ROAD
FORT WAYNE, IN 46825
Cell: 260-207-0444
[shakeealahmedmd1@msn.com](mailto:shakeeelahmedmd1@msn.com)

PROPOSED GODDARD SCHOOL
FORT WAYNE, IN
9729 ILLINOIS ROAD
FORT WAYNE, IN 46804

Charles E. Smith
Architect - AIA, NCARB, AIA
12545 W. 188th Street, Mukilteo, WA 98442

12543 W. 185th Street, Melrose, IL 60446



Jamel Kizel
ARTISTS AND INTELLIGENTS INC.

APPLIED CLOUDS INC.
42 OWNER PARKWAY
LIVINGTON, NEW JERSEY 07039
TEL: 973-944-9669
FAX: 973-994-4059
www.jointmobi.com

Interior Design
Implementation Services



GODDARD SCHOOL	
12653 SOUTH, 3600 WEST	
RIVERTON, UTAH	
Principal Name	Elaine
OSNLUT#	100
OSNLUT#4-100	1/07/91-10-0
Drawn By	Approved By
AM	CS
Drawing Name	

PROPOSED ELEVATIONS
SA-1,2

A circular library stamp with a double-line border. The text "UNIVERSITY OF ALBERTA LIBRARY" is repeated twice around the perimeter. In the center, it says "SPECIAL COLLECTIONS" and "MATTHEW B. JARMEL" above the number "99714400001".



FCP-1



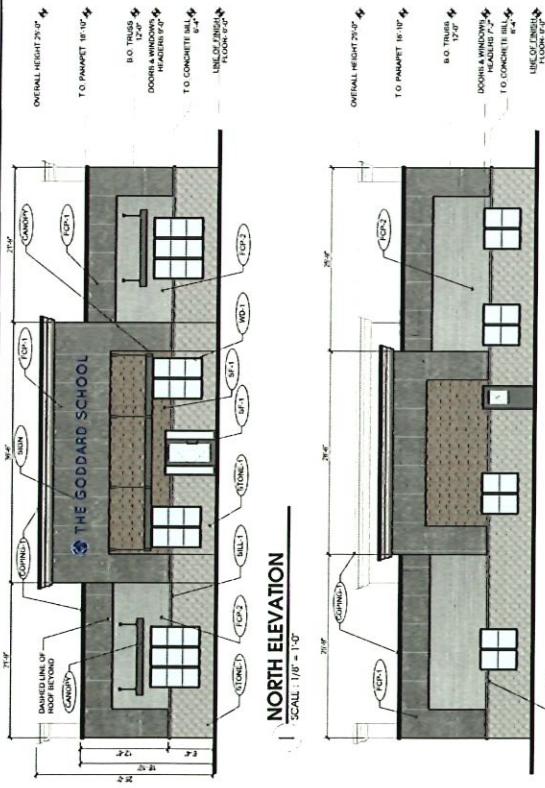
ECP-2



אנו



10



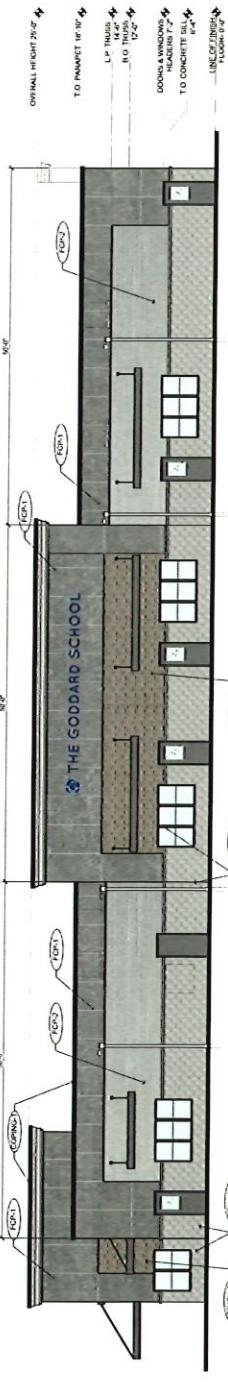
NORTH ELEVATION

SCALL : 1/8° = 1'-0"



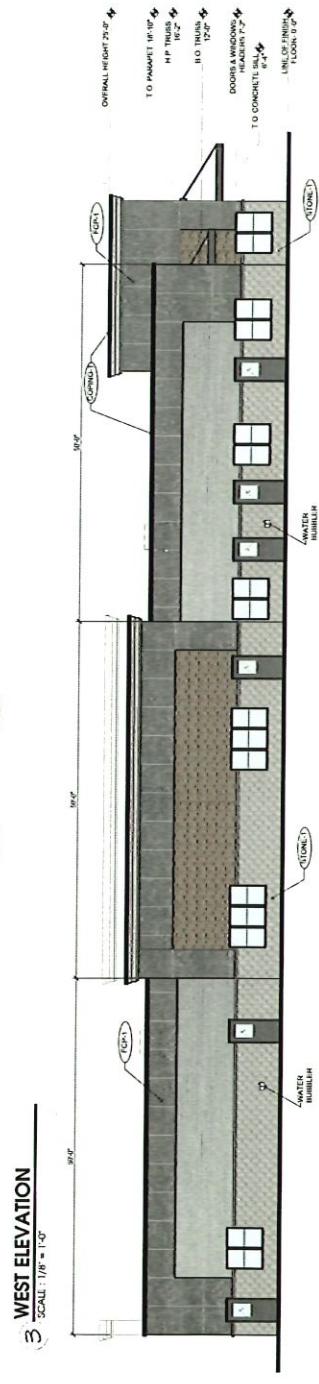
SOUTH ELEVATION

CALL : 1/8° = 1'-0"



COP II

10



WEST ELEVATION

CALL : 1/8" = 1'-0"

CERTIFICATE OF SURVEY

OFFICE OF

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown herein, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ELLIN County, Indiana. No encroachments existed, except as noted below. The House 196 0 Feet of the North 435 5 Feet of

The description of the real estate is as follows, to wit: The West 186.0 Feet of the North 435.5 Feet of the East $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 30 North, Range 11 East, Allen County, Indiana, Containing 1.86 Acres and subject to all legal rights of way and easements of record.

F' N. LINE E 1/2 NE 1/4 SEC. 10-30-11
ILINOIS RD.

NOTE: According to the Flood Insurance Rate Map (FIRM) number 18003C0235 D, dated Sept. 28, 1990, the herein described real estate is located in Zone "X", and is not in a flood hazard area.

#9729

GERBER
Doc. #88-318

COLONIAL
Doc. #53-3548
Doc. #53-3549

W. LINE E 1/2 NE 1/4 SEC. 10-30-11

186'

DR. P.G. PG. 170-RW

CONCR. POST

1/2" I.P. FWD.

P.V. NAIL SET

90°

186'

135.5'

71.8'

32'

42'

P.V. NAIL SET

90°

32'

14' 8" 15' 11" 15' 11"

20' 5" 19' 3" 19' 3"

28' 2"

P.V.P.

0' 30' 60'

1.86 AC.

ANGLE IRON END

1/2" I.P. FWD.

P.V.P.

S.R. ON FILE

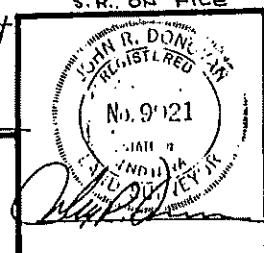
JAN R. DODD
REG. LAND SURVEYOR
No. 9121

CERTIFIED 3-8-91

RE-CERTIFIED 3-8-94

JOB FOR: *ORMSBY*
WHITE-ANDERSON

1" - 60
6-9-86
REV. 6-19-86
REV. 3-8-94



94 22506

Department of Planning Services

Rezoning Petition Application

Applicant

Applicant Shakeel Ahmed & Sobia Shakeel
Address 8766 Coldwater Rd
City Fort Wayne State IN Zip 46825
Telephone (662) 574-4245 E-mail

Property Ownership

Property Owner Todd D. & Rita A. Andersen
Address 9729 Illinois Rd
City Fort Wayne State IN Zip 46804
Telephone 260-437-5192 E-mail ANDERSEN@FRONTIER.COM

Contact Person

Contact Person Shakeel Ahmed
Address 8766 Coldwater Rd
City Fort Wayne State IN Zip 46825
Telephone (662) 574-4245 E-mail fortwaynein@goddardschools.com

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

Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction

Address of the property 9729 Illinois Rd, Fort Wayne, IN 46804 Township and Section Aboite Township Section 10

Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 1.75 acres

Purpose of rezoning (attach additional page if necessary) To rezone the property from AR to C1 to allow development of Goddard School Fort Wayne II, an Early-Childhood education center serving families in southwest Fort Wayne.

Sewer provider Fort Wayne City Utilities Water provider Fort Wayne City Utilities

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

SHAKEEL AHMED
(printed name of applicant)

Signature
(signature of applicant)

1-2-26
(date)

TODD ANDERSEN
(printed name of property owner)
Rita Andersen

Todd A. Andersen
(Signature of property owner)
Rita Andersen

12/31/25
(date)



Received	Receipt No.	Hearing Date	Petition No.

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 proposed C1 zoning supports neighborhood-based childcare and education aligned with Fort Wayne's long-term planning goals. The development helps realize the city's vision for suitable commercial and community institutional uses along key corridors.

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

West: Starbucks retail plaza. East: Midwest America Federal Credit Union. The proposed Goddard School is compatible with the existing education, Health care commercial and office uses in the Illinois Road corridor.

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

The parcel is ideally suited for a licensed early-childhood education facility due to its arterial frontage, established utilities, surrounding professional and commercial uses, and consistent traffic patterns.

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

High-quality early childhood education and childcare facilities enhance neighborhood desirability, contribute to residential stability, and support nearby property values. We believe the proposed use will have a positive impact and will increase the overall value of the surrounding area..

(5) Responsible development and growth.

The project utilizes an already urbanized corridor, meets a critical community childcare demand, supports local employment, and aligns with the responsible growth principles adopted by the City of Fort Wayne. We plan to deliver growth consistent with our Coldwater Road campus and have demonstrated that we are proven, responsible stewards of high-quality development.

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*

