

#REZ-2026-0002

BILL NO. Z-26-01-20

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. BB02 (Sec. 10 of Aboite 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 as C1/Professional Office and Personal Services Zoning District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

Legal Description

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

and the symbols of the City of Fort Wayne Zoning Map No. BB02 (Sec. 10 of Aboite 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-2026-0002
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

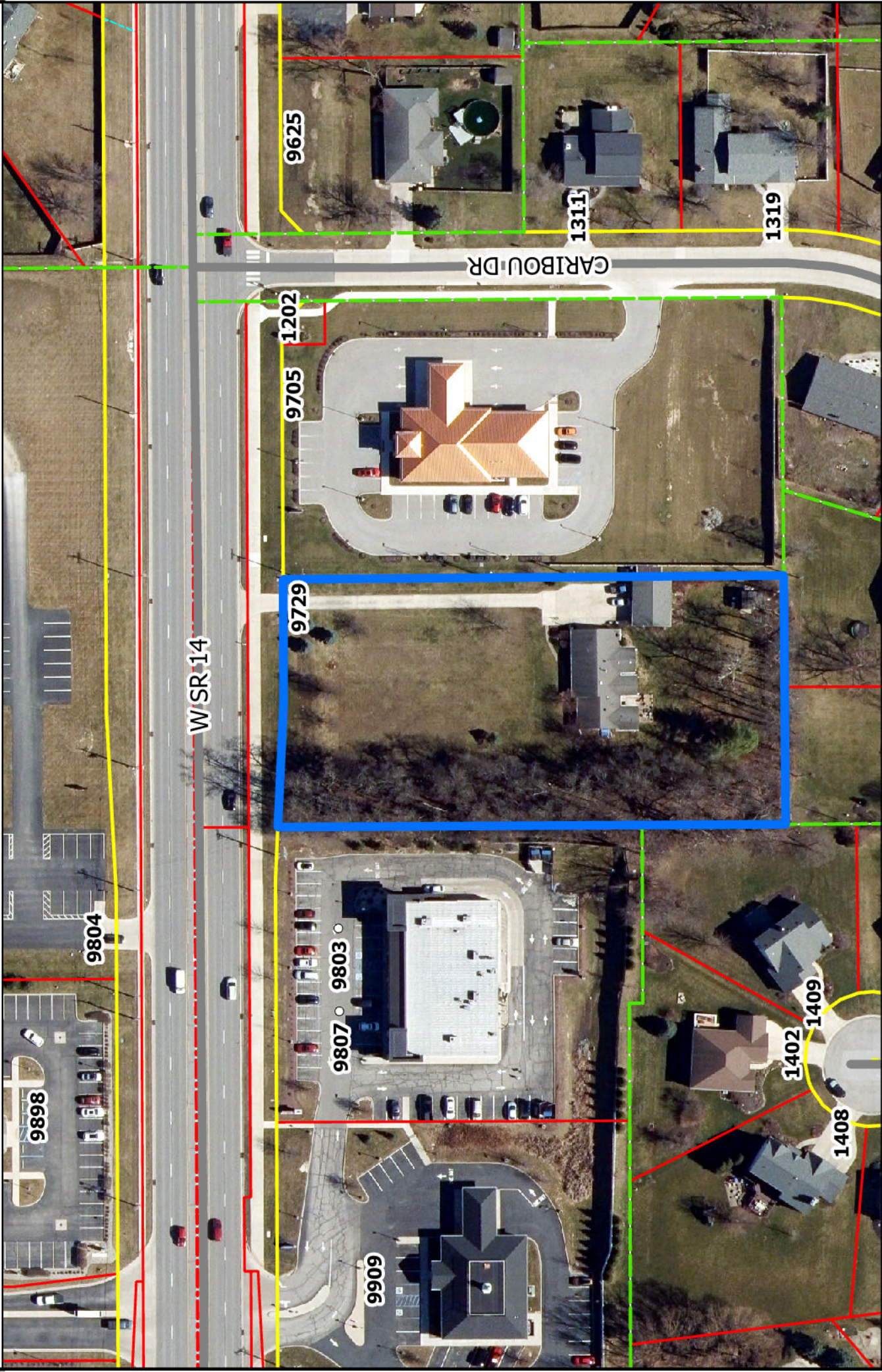
Applicant: Shakeel Ahmed

Property Owner: Todd D & Rita A Andersen

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

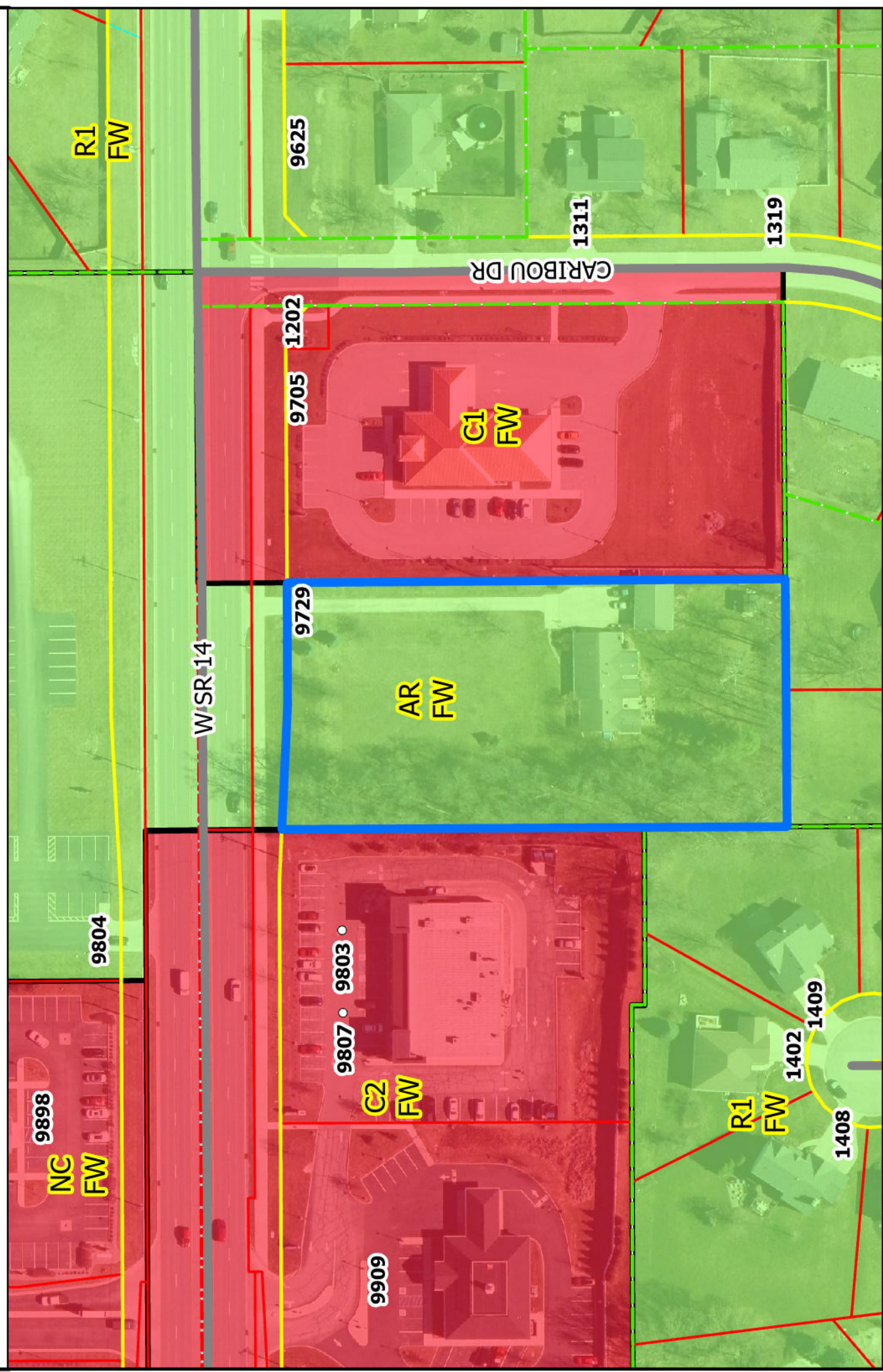
Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services
to allow for a childcare center.

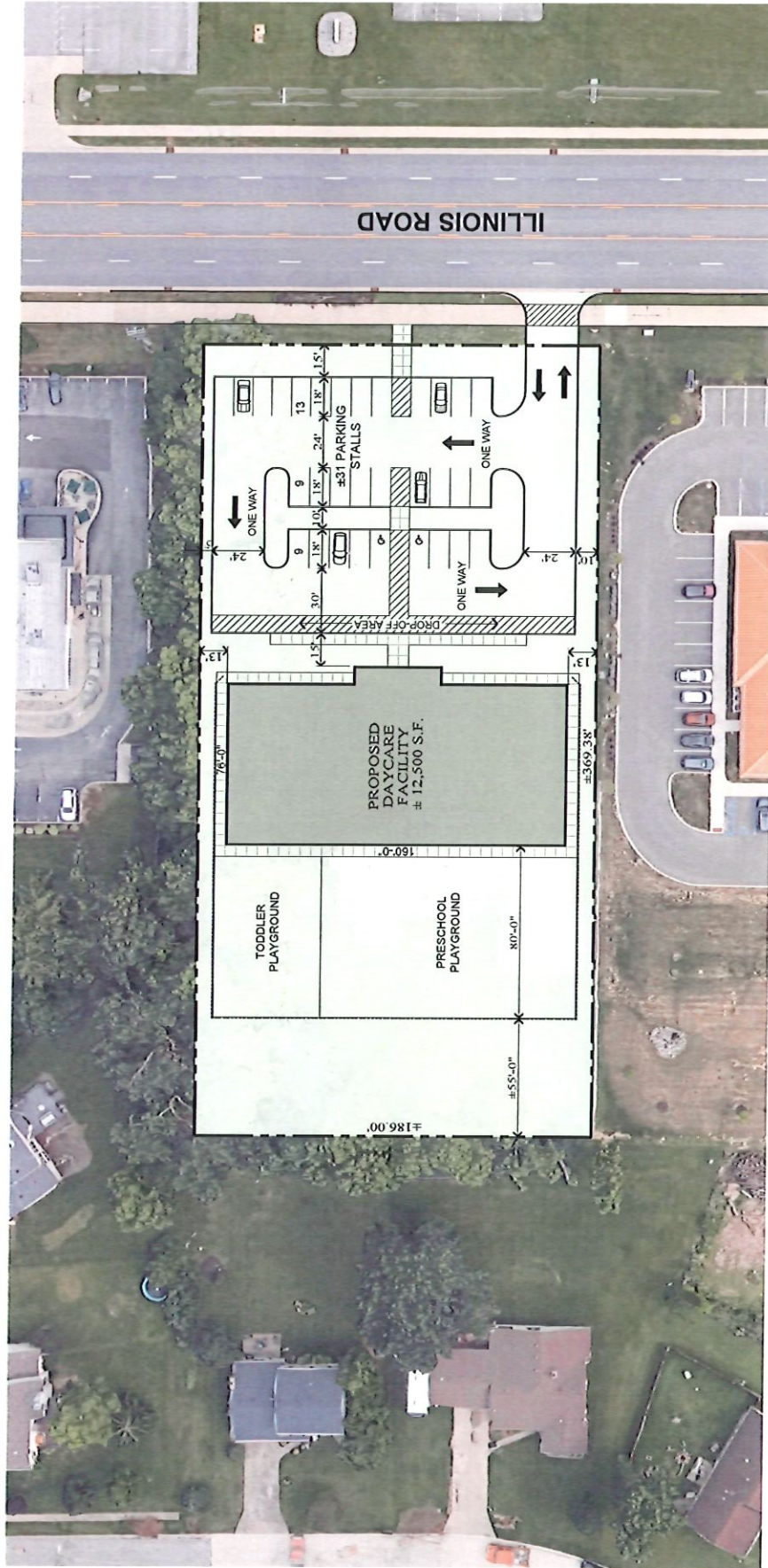
Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which does not
permit for a childcare center. The site may continue with existing uses,
and may be redeveloped with agricultural uses, low intensity
residential and other similar uses.



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: 1/14/2026





AERIAL SITE PLAN
SCALE: 1" = 50'-0"
NORTH

EXH-1

PROJECT # 20060
DATE: 10/30/2025
REVISIONS:
SCALE: AS NOTED
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ALL RIGHTS RESERVED

FRANCHISE:
**THE GODDARD SCHOOL
OF FORT WAYNE**
SHAKEL AHMED, MD
8706 COLDWATER ROAD
FORT WAYNE, IN 46804
Cell: 260-207-4044
shakelahmedmd1@me.com

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

ARCHITECT/PLANNER:
Charles E. Smith
Architect - ALA, NCARB, AIA
13523 W. 186th Street, Mokena, IL 60448
P: (617) 780-0079 E: csmith@charlesesmith.com



Jamel Kizel
ARCHITECTURAL FIRM, INC.
13053 SOUTH 3600 WEST
RIVINGTON, UT 84403
PHONE: 801.466.1009
FAX: 801.466.1009
www.jamelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE	
NO.	DATE / DESCRIPTION
1	10/15/14

REVISION	
NO.	DATE / DESCRIPTION
1	10/15/14



Project Name	
GODDARD SCHOOL 13053 SOUTH 3600 WEST RIVINGTON, UT 84403	
Project Number	GSUT24-160
Drawn By	JK
Checked By	JK
Approved By	CS
Project Date	10/15/14
PROPOSED ELEVATIONS	
Drawing Number	SA-1.2
Issue Date	10/15/14



FCP-1



FCP-2



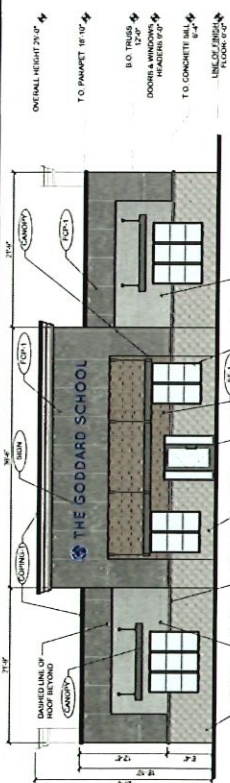
BRICK-1



STONE-1

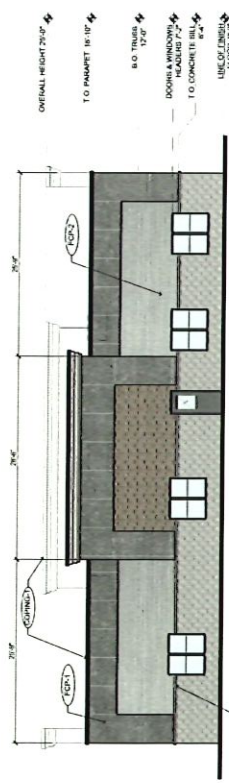
EXTERIOR MATERIAL SCHEDULE		
LABEL	MANUFACTURER	FINISH COLOR
SA-1	MANITEX	BLACK
WD-1	THE ALUMINUM CO.	BLACK
WD-2	THE ALUMINUM CO.	BLACK
WD-3	THE ALUMINUM CO.	BLACK
WD-4	THE ALUMINUM CO.	BLACK
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WD-98	THE ALUMINUM CO.	BLACK
WD-99	THE ALUMINUM CO.	BLACK
WD-100	THE ALUMINUM CO.	BLACK

FINISH SCHEDULE NOTES:
1. U.S. SHALL VERIFY MANUFACTURER AND LOCATION WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND
2. U.S. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURER'S
MANUFACTURING REQUIREMENTS.



NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

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.

Request
☐ 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

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

SHAKEEL AHMED
(printed name of applicant)

[Signature]
(signature of applicant)

1-2-26
(date)

TODD ANDERSEN
(printed name of property owner)
Rita Andersen

[Signature]
(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*

