

#REZ-2026-0040

BILL NO. Z-26-08-48

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. P23 (Sec 30 of Adams 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

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, IN ALLEN COUNTY, INDIANA, DESIGNATED ON THE ATTACHED PLAT AS TRACT NUMBER 4 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EAST LINE OF ANTHONY BOULEVARD, SAID POINT BEING LOCATED 50 FEET EAST OF AND 417.42 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST; THENCE EAST PARALLEL TO THE NORTH LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 417.42 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 50 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 417.42 FEET; THENCE NORTH, PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 13 EAST, A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE-HALF ACRE OF LAND, MORE OR LESS.

and the symbols of the City of Fort Wayne Zoning Map No. P23 (Sec 30 of Adams 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

1 approved by the Common Council as part of the zone map amendment, that written
2 commitment is hereby approved and is hereby incorporated by reference.
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5 SECTION 3. That this Ordinance shall be in full force and effect from and after its
6 passage and approval by the Mayor.
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10 _____
11 Council Member
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13 APPROVED AS TO FORM AND LEGALITY:
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15 _____
16 Malak Heiny, City Attorney
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City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2026-0040
Bill Number: Z-26-08-48
Council District: 6 – Rohli Booker

Introduction Date: August 25, 2026

Plan Commission
Public Hearing Date: September 14, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 0.50 acres from RP/Planned Residential to C2/Limited Commercial

Location: 5833 S Anthony Blvd (Sec 30 of Adams Township)

Reason for Request: To allow for an expansion

Applicant: Diane Reynolds (Engineering Resources, Inc.)

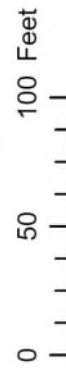
Property Owner: League For The Blind and Disabled Inc

Related Petitions: None

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which
would allow for an expansion.

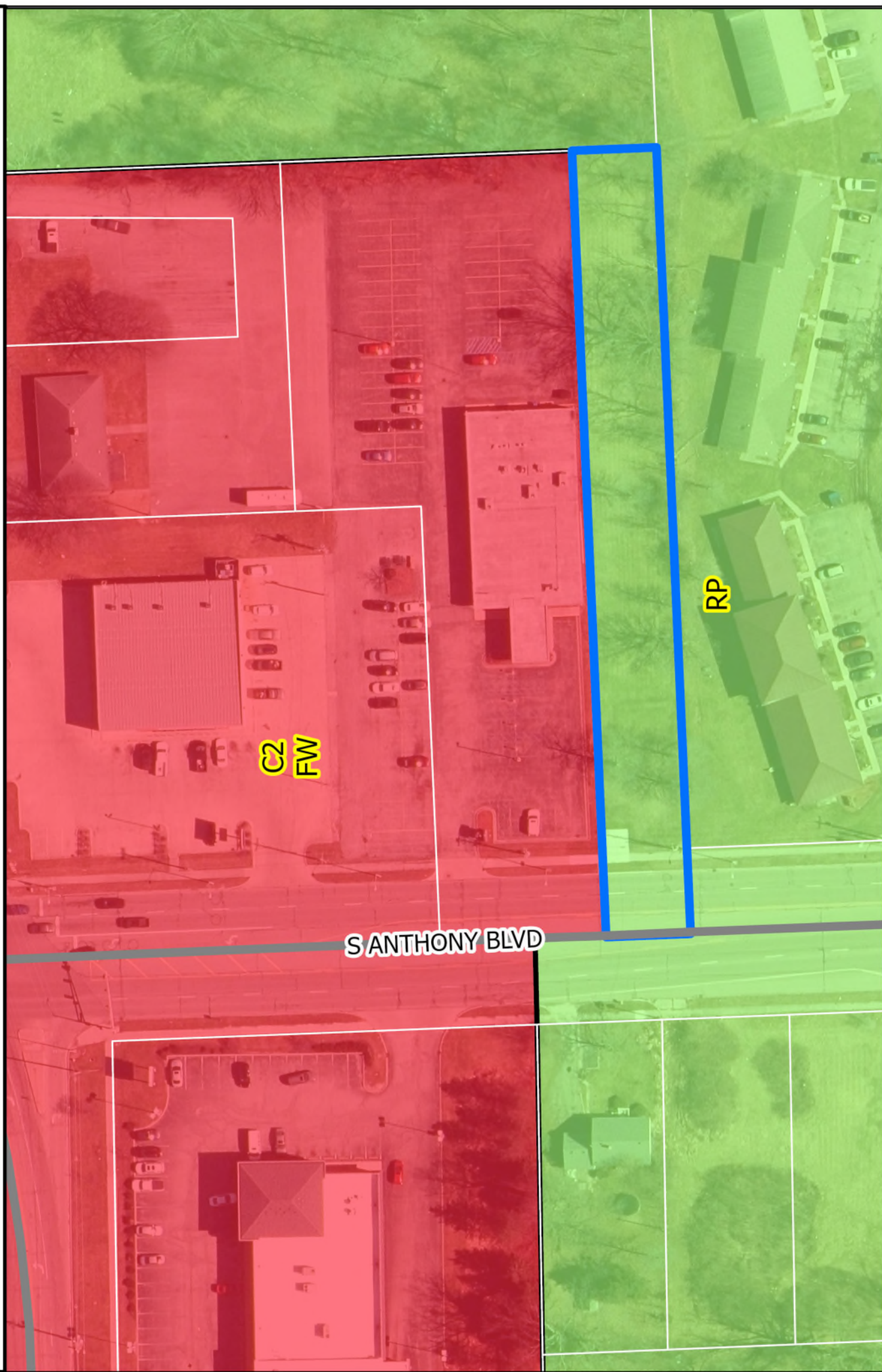
Effect of Non-Passage: Property will remain zoned RP/Planned Residential, which would not allow
for an expansion. The site may continue with existing or non-conforming
uses, and may be redeveloped with similar planned residential uses.

Rezoning Petition REZ-2026-0040 - The League - 5833 S. Anthony



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.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/12/2026



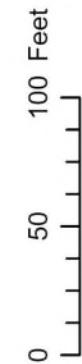
0 50 100 Feet





S ANTHONY BLVD

CHARTWELL DR



- Traditional Neighborhood
- Mixed Residential Neighborhood
- Neighborhood Commercial
- Commercial



Rezoning Petition REZ-2026-0040 - The League - 5833 S. Anthony



S ANTHONY BLVD

CHARTWELL DR



Priority Investment Area



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**DPS Plan Commission
Rezoning Petition Application**

Page 1 of 1

Applicant

Applicant Name: Diane Reynolds (Engineering Resources, Inc.)

Address: 4175 New Vision Drive City: Fort Wayne State: IN Zip: 46845

Email (type or print): diane@eri.consulting Phone: 260-451-9742

Property Ownership

☐ Same as applicant

Owner Name: League for the Blind and Disabled Inc.

Address: 5821 S. Anthony Boulevard City: Fort Wayne State: IN Zip: 46816-3701

Email (type or print): JohnG@the-league.org Phone: 260-441-0551

Primary Contact Person

☒ Same as applicant

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

Primary Contact: _____

Address: _____ City: _____ State: _____ Zip: _____

Email (type or print): _____ Phone: _____

Planning Jurisdiction

☐ Unincorporated Allen County

☐ Town of Grabill

☐ Town of Monroeville

☒ City of Fort Wayne

☐ Town of Huntertown

☐ City of Woodburn

Property Information

Development Address or PIN #: 02-13-30-101-007.000-070

Present Zoning : RP Proposed Zoning : C2 Acreage to be rezoned : 0.50 acres

Purpose of rezoning (attach additional page if necessary): A building addition to the existing building owned by The League and located North of this property will require that this property be zoned the same as their north property.

Township Name: Adams Township Section Number: 30

Sewer Provider: City of Fort Wayne Water Provider: City of Fort Wayne

Filing Requirements

☒ Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning

☒ Application signed by property owner(s)

☒ Boundary/ Utility Survey showing area to be rezoned

☒ Legal Description of parcel to be rezoned (Please provide in separate word document)

☒ Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Diane Reynolds

printed name of applicant

Diane Reynolds

signature of applicant

08/04/2026

date

John Guingrich

printed name of property owner

John Guingrich

signature of property owner

8/4/2026

date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
<u>8/5/25</u>	<u>149786</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 project aligns with the comprehensive plan by redeveloping an existing site and ensuring that the two sites that the property owner owns are the same zoning classifications.

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

The existing building will be renovated and a new building addition will be added. This expansion will allow The League to better serve the blind and disabled in our community by expanding the services they offer to people with disabilities.

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

The use for the parcel of land that we are asking to rezone will be used as an outdoor plaza with a walking path for the employees at The League. This use will be ideal as it creates a buffer between the residential to the south and the more developed parcel that The League's building and parking lot sits on to the north.

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

By rezoning this parcel to C2 will not reduce the property values. The League intends on keeping this area as an outdoor area for their employees to use. They are planning on adding a privacy fence to also reduce any noise from people gathered outside using the plaza / sidewalk areas.

- (5) Responsible development and growth.

By rezoning the property it brings the parcels that The League owns into one zoning designation and it allows for The League to develop their building which will expand the important services that they provide to the area.

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 • www.cityoffortwayne.org

