

1 #REZ-2015-0002

2 BILL NO. Z-15-02-14

3
4 ZONING MAP ORDINANCE NO. Z- 3-15

5 AN ORDINANCE amending the City of Fort Wayne
6 Zoning Map No. P-14 (Sec. 31 of St. Joseph Township)

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C1
10 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 Lots 12, 15, 16 and 19, except that part appropriated for the widening of Randallia
13 Drive and also except that part thereof taken for street purposes under Declaratory
14 Resolution 1017 and also except the South 50 feet of Lot 12, and also except the part
15 sold off by Deed recorded in Deed Record 731, page 328, all in MARY JANE
16 RANDALL'S SUBDIVISION of the Southwest Fractional Quarter of Section 31,
17 Township 31 North, Range 13 East, in Allen County, Indiana.

18 Together with:

19 Part of Lot 12 MARY JANE RANDALL'S SUBDIVISION of the Southwest
20 Fractional Quarter of Section 31, Township 31 North, Range 13 East in Allen
21 County, Indiana, as recorded in Deed Record 106, pages 106-107, in particular
22 described as follows, to-wit:

23 Together with:

24 Commencing on the East right-of-way line of Randallia Drive as established 35 feet
25 East of the centerline of said Drive, at a point 35 feet North of the South line of said
26 Lot 12; thence North on the aforesaid right-of-way line, a distance of 15.0 feet;
27 thence East on a line parallel to the South line of said Lot 12, a distance of 343.0
28 feet; thence South on a line parallel to said Randallia Drive, a distance of 15 feet;
29 thence West on a line parallel to the South line of said Lot 12, a distance of 343.0
30 feet to the point of beginning.

Together with:

The East 300 feet of Lot 11 and the East 300 feet of the South 50 feet of Lot 12,
excepting from said parcels that part thereof appropriated for street purposes under
Declaratory Resolution 1017, in MARY JANE RANDALL'S SUBDIVISION as
recorded in Deed Record 106, pages 106-107.

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Together with:

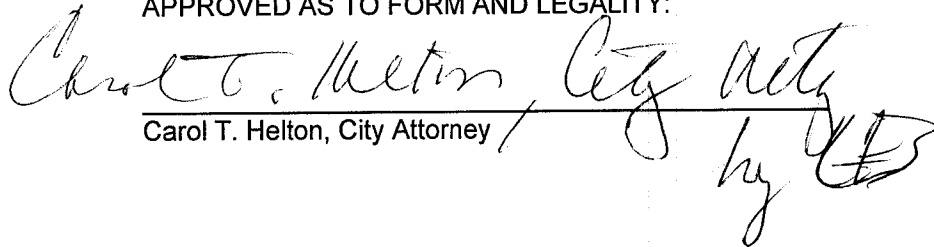
The East 300 feet of Lots Numbered 8 and 11 in Mary Jane Randall's Subdivision of the Southwest Fractional Quarter of Section 31, Township 31 North, Range 13 East in Allen County, Indiana, as recorded in Deed Record 106, pages 106-107, EXCEPTING THEREFROM the North 31.0 feet of the East 300 feet of Lot Number 11 in said subdivision and also EXCEPTING THEREFROM that part thereof appropriated for street purposes under Declaratory Resolution 1017 - 1959 and recorded in Plat Record 26, page 51.

and the symbols of the City of Fort Wayne Zoning Map No. P-14 (Sec. 31 of St. Joseph 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. 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:


Carol T. Helton, City Attorney

**City of Fort Wayne Common Council
DIGEST SHEET**

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0002 (Group 1 on plan)
Bill Number: Z-15-02-14
Council District: 2-Russ Jehl

Introduction Date: February 24, 2015

**Plan Commission
Public Hearing Date:** March 9, 2015

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

Synopsis of Ordinance: To rezone approximately 22.4 acres of property from R1-Single Family
Residential to C1-Professional Office and Personal Services

Location: 2200 Randallia and 1909 Carew Street

Reason for Request: To permit the use of the property for health care, medical offices, hospital and
related uses.

Applicant: Parkview Health System, Inc.

Property Owner: Parkview Hospital, Inc., Parkview Memorial Hospital, Inc., Fort Wayne
Methodist Hospital, Inc., Park Center, Inc.

Related Petitions: REZ-2015-0003, 0004, 0005, 0006, 0007, 0008

Effect of Passage: Property will be rezoned to C1-Professional Office and Personal Services
which will bring the existing uses into compliance with the ordinance and
allow future medical related uses.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and future
changes to the campus may require Board of Zoning Appeals approvals or
future rezoning petitions.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant Parkview Health System, Inc.
 Address 10501 Corporate Drive, Post Office Box 5600
 City Fort Wayne State Indiana Zip 46895-5600
 Telephone 260-373-8404 E-mail darrell.gerig@parkview.com

Contact Person
 Contact Person Peter G. Mallers of Beers Mallers Backs & Salin, LLP
 Address 110 West Berry Street, Suite 1100
 City Fort Wayne State Indiana Zip 46802
 Telephone 260-426-9706 E-mail pgmallers@beersmallers.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 2200 Randallia and 1909 Carew Street
 Present Zoning R-1 Proposed Zoning C-1 Acreage to be rezoned See Exhibit "A" attached
 Proposed density N/A units per acre
 Township name St. Joseph Township section # 31
 Purpose of rezoning (attach additional page if necessary) To permit the use of the property for the following: health care, medical offices, hospital, and related uses
 Sewer provider City of Fort Wayne Water provider City of Fort Wayne

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- Applicable filing fee
- Applicable number of surveys showing area to be rezoned (plans must be folded)
- Legal Description of parcel to be rezoned
- Rezoning Questionnaire (original and 10 copies) County Rezoning Only

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 Allen County Plan Commission 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 I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Parkview Health System, Inc. by: James A Witmer 1/29/15
 (printed name of applicant) (signature of applicant) (date)
 Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc. _____ (date)
 (printed name of property owner) (signature of property owner)
 f/k/a Fort Wayne Methodist Hospital, Incorporated by: James A Witmer 1/29/15
 (printed name of property owner) (signature of property owner) (date)
 Park Center, Inc. by: _____ (date)
 (printed name of property owner) (signature of property owner)

Received	Receipt No.	Hearing Date	Petition No.
<u>2/3/15</u>	<u>117011</u>	<u>3/9/15</u>	<u>2015-0002</u>

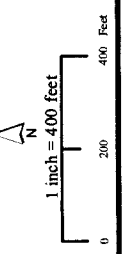
Rezoning Petition REZ-2015-0002



Project boundaries represented by bold colored lines are for representational purposes only.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours, Spring 2009
Date: 2/16/2015

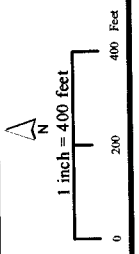
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Rezoning Petition REZ-2015-0002



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Parkview Randalia Rezoning Groups 1 through 7 Reference Map

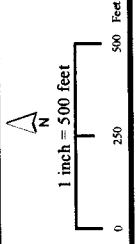


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© 2004 Board of Commissioners of the County of Allen, Texas
Aerial Imagery: DigitalGlobe, Inc. 1998
State Plane: Governor's State Plane, Indiana East
Photo and Contours: Spring, 2009

Date: 2/17/2015



Public Hearing Date, if applicable March 9, 2015

Read the first time in full and on motion by Councilman Mitch Harper,
Read the second time by title and referred to the Regulations
Committee. Read the third time in full and on motion by Councilman
Mitch Harper, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>
BENDER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
CRAWFORD	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
DIDIER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
HARPER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
HINES	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
JEHL	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
PADDOCK	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
SHOAF	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
SMITH	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>

DATED: 4-14-15 Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE
(RESOLUTION) NO. 2-3-15 on the 14th day of
April, 2015

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY,
CITY CLERK

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day
of April, 2015, at the hour of 3:00 O'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17th day of APRIL
2015, at the hour of 4:00 O'clock PM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

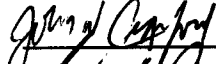

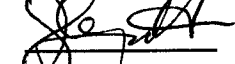
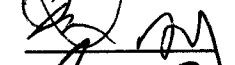


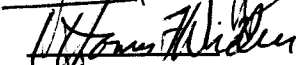
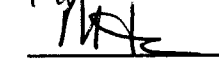
BILL NO. Z-15-02-14

REPORT OF COMMITTEE ON REGULATIONS

APRIL 14, 2015

*Mitch Harper, Chair
Glynn Hines, Co-Chair
All Council Members*

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-14 (Sec. 31 of St. Joseph Township). **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS	DO NOT PASS	ABSTAIN	NO REC
	_____	_____	_____
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**SANDRA E. KENNEDY
CITY CLERK**