

1 #REZ-2015-0003

2 BILL NO. Z-15-02-15

3 ZONING MAP ORDINANCE NO. Z- 4-15

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

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

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

11 Part of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of
12 Section 31, Township 31 North, Range 13 East, Allen County, Indiana, and further
13 being part of a 3.61 Acre tract as conveyed in Document No. 81-14484 from Fort
Wayne Children's Home to Parkview Memorial Hospital, Inc., in particular described
as follows to-wit:

14 To arrive at the point of beginning, commence on the North line of the Southwest
15 Quarter of the Northwest Quarter of the Southeast Quarter of Section 31, Township
16 31 North, Range 13 East at its intersection by the East right-of-way line of CAREW
17 STREET (50 feet wide as opened by Declaratory Resolution No. 1017-1959) and
18 further situated 633.6 feet South of the 32.5 foot South right-of-way line of State
19 Boulevard at a pin found, said pin being the Northwest corner of the 3.61 acre tract
20 aforesaid; thence Easterly on the North line of said 3.61 acre tract, a distance of 84.0
21 feet to the point of beginning initially referred to; thence continuing Easterly on the
22 line aforesaid, a distance of 159.0 feet; thence Southerly by a deflection right of 89
degrees 52 minutes on a line parallel to the East right-of-way of Carew Street, a
23 distance of 118.0 feet; thence Westerly by a deflection right of 90 degrees 08
24 minutes parallel to the North line aforesaid, a distance of 159.0 feet; thence
25 Northerly by a deflection right of 89 degrees 52 minutes on a line parallel to the East
26 right-of-way of Carew Street, a distance of 118.0 feet to the point of beginning
27 containing 0.43 acres of land, more or less.

28 Together with:

29 Part of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of
30 Section 31, Township 31 North, Range 13 East, Allen County, Indiana, in particular
described as follows to-wit:

Commencing on the North line of the Tract aforesaid at its intersection by the East
right-of-way line of CAREW STREET (50 feet wide as opened by Declaratory
Resolution No. 1017-1959) and further situated 633.6 feet South of the 32.5 foot

1 South right-of-way line of State Boulevard at a pin set; thence Easterly on the North
2 line of the Tract aforesaid, a distance of 390.4 feet to a pin set; thence Southerly by a
3 deflection right of 89 degrees 52 minutes on a line parallel to Carew Street, a
4 distance of 402.7 feet to a pin set; thence Westerly by a deflection right of 90 degrees
5 05 minutes on a line parallel to the North line of said Quarter Section, a distance of
6 390.4 feet to the East right-of-way line of Carew Street; thence Northerly on the line
7 aforesaid by a deflection right of 89 degrees 55 minutes, a distance of 403.0 feet to
8 the point of beginning. Containing 3.61 Acres, more or less.

9 Together with:

10 As recorded in Document No. 82-15113 and Condominium Plat Record 5, pages
11 132-145 in the Office of the Recorder, Allen County, Indiana.

12 Part of the West Half of the Southeast Quarter of Section 31, Township 31 North,
13 Range 13 East, in the City of Fort Wayne, Allen County, Indiana, more particularly
14 described as follows, to-wit:

15 Beginning on the East right-of-way line of Carew Street as established by
16 Declaratory Resolution No. 1017-1959, at a point situated 408.5 feet, South 00
17 degrees 09 minutes West from the point of intersection of said East right-of-way line
18 with the South line of the North Half of the Northwest Quarter of said Southeast
19 Quarter; thence South 00 degrees 09 minutes West, on and along said East right-of-
20 way line, a distance of 266.66 feet; thence Southeasterly, continuing along said right-
21 of-way line, as defined by the arc of a non tangent cul-de-sac curve to the right
22 having a radius of 50 feet, an arc distance of 26.26 feet (the chord of which bears
23 South 44 degrees 48 minutes 30 seconds East for a length of 25.96 feet); thence
24 South 89 degrees 46 minutes East and parallel to the North line of said Southeast
25 Quarter, a distance of 130.25 feet; thence North 00 degrees 14 minutes East, a
26 distance of 91.00 feet; thence South 89 degrees 46 minutes East and parallel to said
27 North line, a distance of 74.00 feet; thence North 00 degrees 14 minutes East, a
28 distance of 68.00 feet; thence South 89 degrees 46 minutes East and parallel to said
29 North line, a distance of 74.00 feet; thence North 00 degrees 14 minutes East, a
30 distance of 126.00 feet; thence North 89 degrees 46 minutes West and parallel to said
North line, a distance of 297.00 feet to the point of beginning, containing 1.513
Acres of land, subject to all easements of record.

TOGETHER WITH as recorded in Document No. 85-9141 and in Condominium
Plat record 7, page 106 in the Office of the Recorder, Allen County, Indiana.

Part of the West Half of the Southeast Quarter of Section 31, Township 31 North,
Range 13 East, in the City of Fort Wayne, Allen, County, Indiana, more particularly
described as follows, to-wit:

Commencing at the point of intersection of the East right-of-way line of Carew
Street as established by Declaratory Resolution No. 1017-1959 with the South line of
the North Half of the Northwest Quarter of said Southeast Quarter; thence South 00

1 degrees 09 minutes West, on and along said East right-of-way line, a distance of
2 408.5 feet; thence South 89 degrees 46 minutes East and parallel to the North line of
3 said Southeast Quarter, a distance of 297.00 feet to the true point of beginning;
4 thence South 89 degrees 46 minutes East, continuing parallel to said North line, a
5 distance of 78.00 feet; thence South 00 degrees 09 minutes West and parallel to said
6 East right-of-way line, a distance of 360.0 feet; thence North 89 degrees 46 minutes
7 West and parallel to said North line, a distance of 314.72 feet; thence North 44
8 degrees 46 minutes West, a distance of 52.41 feet to a point on the Easterly right-of-
9 way line of the cul-de-sac at the Southerly terminus of said Carew Street; thence
10 Northerly, on and along said Easterly cul-de-sac
11 right-of-way line, as defined by the arc of a regular curve to the left having a radius
12 of 50 feet, an arc distance of 39.27 feet (the chord of which bears North 07 degrees
13 15 minutes 45 seconds West for a length of 38.27 feet); thence South 89 degrees 46
14 minutes East and parallel to the North line of said Southeast Quarter, a distance of
15 130.25 feet; thence North 00 degrees 14 minutes East, a distance of 91.00 feet;
16 thence South 89 degrees 46 minutes East and parallel to said North line, a distance of
17 74.00 feet; thence North 00 degrees 14 minutes East, a distance of 68.00 feet; thence
18 South 89 degrees 46 minutes East and parallel to said North line, a distance of 74.00
19 feet; thence North 00 degrees 14 minutes East, a distance of 126.00 feet to the true
20 point of beginning containing 1.526 Acres of land, subject to all easements of record.

21 Together with:

22 Part of the West Half of the West Half of the Southeast Quarter of Section 31,
23 Township 31 North, Range 13 East, Allen County, Indiana, more particularly
24 described as follows, to wit:

25 Commencing at the Southeast corner of the West Half of said Southeast Quarter;
26 thence North 90 degrees 00 minutes West (assumed bearing and is used as the basis
27 for the bearings in this description), on and along the South line of said Southeast
28 Quarter, a distance of 20.0 feet to the point of intersection of said South line with the
29 Southerly projection of the West right-of-way line of Beacon Street as it presently
30 exists; thence North 00 degrees 03 minutes West, on and along said Southerly
projection, a distance of 30.0 feet to the point of intersection of said West right-of-
way line with the North right-of-way line of Lake Avenue (formerly Maysville
Road); thence North 90 degrees 00 minutes West, on and along said North right-of-
way line and parallel to the South line of said Southeast Quarter, a distance of 851.17
feet to a point situated 450.0 feet, South 90 degrees 00 minutes East from the point
of intersection of said North right-of-way line with the West line of said Southeast
Quarter, thence North 00 degrees 22 minutes West and parallel to said West line, a
distance of 454.0 feet to the true point of beginning; thence North 90 degrees 00
minutes West and parallel to said South line, a distance of 450.0 feet to a point on
said West line; thence North 00 degrees 22 minutes West, on and along said West
line, a distance of 741.5 feet to the point of intersection of said West line with the
cul-de-sac right-of-way line of Carew Street as opened by Declaratory Resolution
#1017-1959, said point of intersection being also the Southeast corner of Lot #8 in
Mary Jane Randall's Subdivision as recorded in Deed Record 106, pages 106 and

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107 in the Office of the Recorder of Allen County, Indiana; thence Northerly, on and along said cul-de-sac right-of-way line, as defined by the arc of a regular curve to the left having a radius of 50 feet, an arc distance of 65.37 feet, being subtended by a long chord having a length of 60.81 feet and bearing of North 52 degrees 41 minutes 40 seconds East to the Southwest corner of Carew Street Medical Park, Phase 1 B, the plat of which is recorded in Document #85-23679 in the Office of the Recorder of Allen County, Indiana; thence South 44 degrees 46 minutes East, on and along the Southwest line of said Carew Street Medical Park, Phase 1 B, a distance of 52.41 feet to a Southwest corner thereof; thence South 89 degrees 46 minutes East, on and along the South line of said Carew Street Medical Park, Phase 1 B, and the Easterly projection thereof, a distance of 414.74 feet; thence South 00 degrees 22 minutes East and parallel to said West line, a distance of 739.47 feet; thence North 90 degrees 00 minutes West and parallel to the South line of said Southeast Quarter, a distance of 50.0 feet to the true point of beginning, containing 8.526 acres of land, subject to all easements of record.

and the symbols of the City of Fort Wayne Zoning Map No. Q-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-2015-0003 (Group 2 on plan)
Bill Number: Z-15-02-15
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 15.17 acres of property from R1-Single Family
Residential and R3-Multiple Family Residential to C1-Professional Office
and Personal Services

Location: 1700, 1818, 1819, 1900, 2104 and 2110 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., Parkview Health
System, Inc.

Related Petitions: REZ-2015-0002, 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 as uses
by right and allow future medical related uses.

Effect of Non-Passage: The property will remain zoned R1 and R3 and future changes to the campus
may require Board of Zoning Appeals approvals or future rezoning petitions.

Rezoning Petition REZ-2015-0003

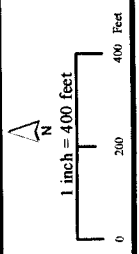


Project boundaries represented by bold colored lines are for representational purposes only.

© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009

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.

Date: 2/16/2015





Existing Zoning Map
Parkview Randallia Campus
 Fort Wayne, Indiana
 January 2015

The Landmark Group, LLC
 10000 Parkview Avenue
 Fort Wayne, IN 46825
 Phone: 317.434.1234
 Fax: 317.434.1235
 Email: info@landmarkgroup.com



Code	Description	Code	Description
R1	Single-Family Residential	C1	Professional Offices and Personal Services
R2	Two-Family Residential	C2	Limited Commercial
R3	Multiple-Family Residential	I1	Limited Industrial
C1	Professional Offices and Personal Services		
C2	Limited Commercial		
I1	Limited Industrial		

R1 - SINGLE FAMILY RESIDENTIAL

R3 - MULTIPLE FAMILY RESIDENTIAL

C1 - PROFESSIONAL OFFICES AND PERSONAL SERVICES

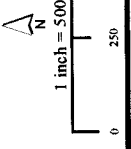
C2 - LIMITED COMMERCIAL

I1 - LIMITED INDUSTRIAL

Parkview Randalia Rezoning Groups 1 through 7 Reference Map



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Date: 2/17/2015

Public Hearing Date, if applicable March 9, 2014

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. Z-4-15 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 Pm, 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-15-02-15

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. Q-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

John W. Craft
Michael B. ...

SEA
...

...
...

Thomas ...
M.H.

**SANDRA E. KENNEDY
CITY CLERK**