

1 #REZ-2015-0004

2 BILL NO. Z-15-02-16

3 ZONING MAP ORDINANCE NO. Z- 6-15

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 Lots 42, 43, 44, 45 and Lot 46 except North 22 feet; Lots 53, 54, 55, 56 and Lot 52
12 except North 22 feet. All in Baldwin Heirs Addition.

13 Together with:

14 Lots 1, 2 and Lot 3 except South 12.5 feet; Lots 9, 10 and Lot 8 except South 12.5
feet. All in J.W. Hartzog's Addition.

15 Together with:

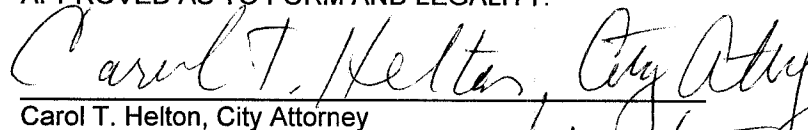
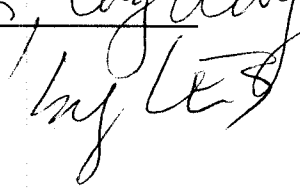
16 Lots 4, 5, 6, 7, & the South 12.5 feet of Lot 3 and the South 12.5 feet of Lot 8. All in
17 J.W. Hartzog's Addition.

18 and the symbols of the City of Fort Wayne Zoning Map No. Q-14 (Sec. 31 of St. Joseph
19 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
20 Wayne, Indiana is hereby changed accordingly.

21 SECTION 2. That this Ordinance shall be in full force and effect from and after its
22 passage and approval by the Mayor.

23 
Council Member

24 APPROVED AS TO FORM AND LEGALITY:

25 
26 Carol T. Helton, City Attorney
27
28
29
30 

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

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0004 (Group 3 on plan)
Bill Number: Z-15-02-16
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 2.02 acres of property from R1-Single Family
Residential to C1-Professional Office and Personal Services

Location: 2100 Beacon 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.

Related Petitions: REZ-2015-0002, 0003, 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-Single Family Residential and future
changes to the property 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 2100 Beacon 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 _____
 (printed name of property owner) (signature of property owner) (date)

Parkview Memorial Hospital, Inc. by: James A Witmer 1/29/15
 (printed name of property owner) (signature of property owner) (date)

 (printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
<u>2/3/15</u>	<u>117011</u>	<u>3/9/15</u>	<u>Rec-2015-0004</u>

Rezoning Petition REZ-2015-0004

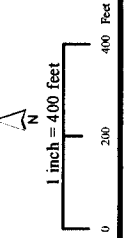


Project boundaries represented by bold colored lines are for representational purposes only.

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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

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Date: 2/16/2015



Rezoning Petition REZ-2015-0004

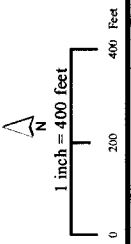


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Date: 2/16/2015





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



Scale: 1" = 100'

Code	Description	Color
R1	SINGLE FAMILY RESIDENTIAL	[Light Gray]
R3	MULTIPLE FAMILY RESIDENTIAL	[Medium Gray]
C1	PROFESSIONAL OFFICES AND PERSONAL SERVICES	[Dark Gray]
C2	LIMITED COMMERCIAL	[Lightest Gray]
I1	LIMITED INDUSTRIAL	[Black]

- R1 - SINGLE FAMILY RESIDENTIAL
- R3 - MULTIPLE FAMILY RESIDENTIAL
- C1 - PROFESSIONAL OFFICES AND PERSONAL SERVICES
- C2 - LIMITED COMMERCIAL
- I1 - LIMITED INDUSTRIAL

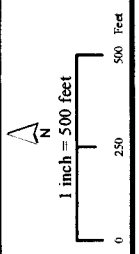
Parkview Randalia Rezonings Groups 1 through 7 Reference Map



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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>
SHOAFF	<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-6-15 on the 14th day of
April, 2015

Sandra E. Kennedy ATTEST:
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-15-02-16

REPORT OF COMMITTEE ON REGULATIONS

APRIL 14, 2015

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




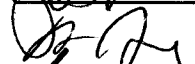


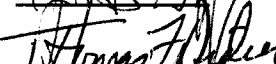
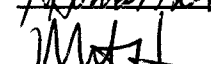
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. Q-14 (Sec. 31 of St. Joseph Township). **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
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**SANDRA E. KENNEDY
CITY CLERK**