

1 #REZ-2015-0005

2 BILL NO. Z-15-02-17

3 ZONING MAP ORDINANCE NO. Z- 7-15

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 C2 (Limited
9 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
10 Wayne, Indiana:

11 The North one hundred (100) feet of Lot Number Three (3) in PRIZE GARDENS
12 ADDITION to the City of Fort Wayne, Allen County, Indiana, as contained in
13 Document No. 77-1943, EXCEPTING THEREFROM that part dedicated for Street
14 Purposes in Document No. 94-43797.

14 Together with:

15 Lot Number Three (3) PRIZE GARDENS ADDITION to the City of Fort Wayne,
16 Allen County, Indiana, EXCEPTING THEREFROM the North one hundred (100)
17 feet.

17 Together with:

18 Lots numbered 1, 2, 19, and 20 in Prize Gardens Addition to The City of Fort
19 Wayne, Allen County, Indiana, excepting therefrom the West 150.0 feet of lot
20 numbered 20 and the North 5 feet of the West 150 feet of lot numbered 19 in
21 aforesaid Addition.

21 ALSO, the east one-half (1/2) of Lots numbered 17 and 18 in Prize Gardens Addition
22 to the City of Fort Wayne, Indiana according to the recorded plat thereof.

22 Together with:

23 Lot Number 20, except the East 150 feet thereof, in Prize Gardens Addition to the
24 City of Fort Wayne. ALSO, the North 5 feet of the West 150 feet of Lot Number 19
25 in Prize Gardens Addition to the City of Fort Wayne, Allen County, Indiana
(Document Number 79-21192).

26 Together with:

27 Lots Four (4), Five (5) and Six (6) in C. L. LINDEMUTH'S SUBDIVISION, being a
28 subdivision of Lots Fifteen (15) and Sixteen (16) Prize Gardens Addition, according
29 to the plat thereof, recorded in Plat Book 9, page 40, in the Office of the Recorder of
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Allen County, Indiana, more commonly known as 2925, 2927 and 2929 Forest Avenue, Fort Wayne, Indiana.

Together with:

Lots 1, 2, and 3 C.A. LINDEMUTH'S SUBDIVISION, being a Subdivision of Lots 15 and 16 Prize Garden Addition, according to the plat thereof (P.B. 9, p. 40).

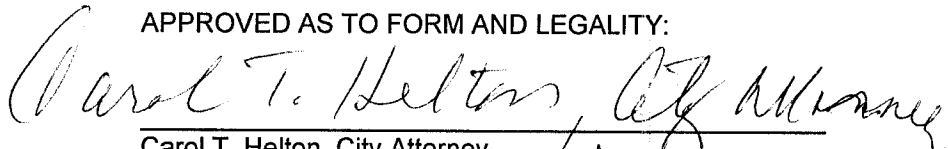
and the symbols of the City of Fort Wayne Zoning Map No. Q-14 (Sec. 31 of St. Joseph Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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

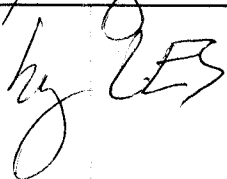


Council Member

APPROVED AS TO FORM AND LEGALITY:



Carol T. Helton, City Attorney

by 

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0005 (Group 4 on plan)
Bill Number: Z-15-02-17
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 3.70 acres of property from I1-Limited Industrial to
C2-Limited Commercial

Location: 2906 and 3000 E. State, 2904, 2919, 2925 and 2929 Forest Avenue, 2108 and
2216 Hobson Drive

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

Applicant: Parkview Health System, Inc.

Property Owner: Parkview Hospital, Inc., Parkview Memorial Hospital, Inc.

Related Petitions: REZ-2015-0002, 0003, 0004, 0006, 0007, 0008

Effect of Passage: Property will be rezoned to C2-Limited Commercial which is a more
compatible zoning district with uses along State Boulevard and would allow
retail uses should the property be redeveloped in the future.

Effect of Non-Passage: The property will remain zoned I1-Limited Industrial, which allows the
current use as a fitness center, but could allow more intensive uses that may
not be compatible with the neighborhood should the property be redeveloped.

**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 See Exhibit "A" attached
 Present Zoning I-1 Proposed Zoning C-2 Acreage to be rezoned See Exhibit "B" 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, and health and fitness club/fitness center
 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 Rezonings 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>Rez 2015-0005</u>

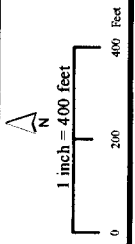
Rezoning Petition REZ-2015-0005



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

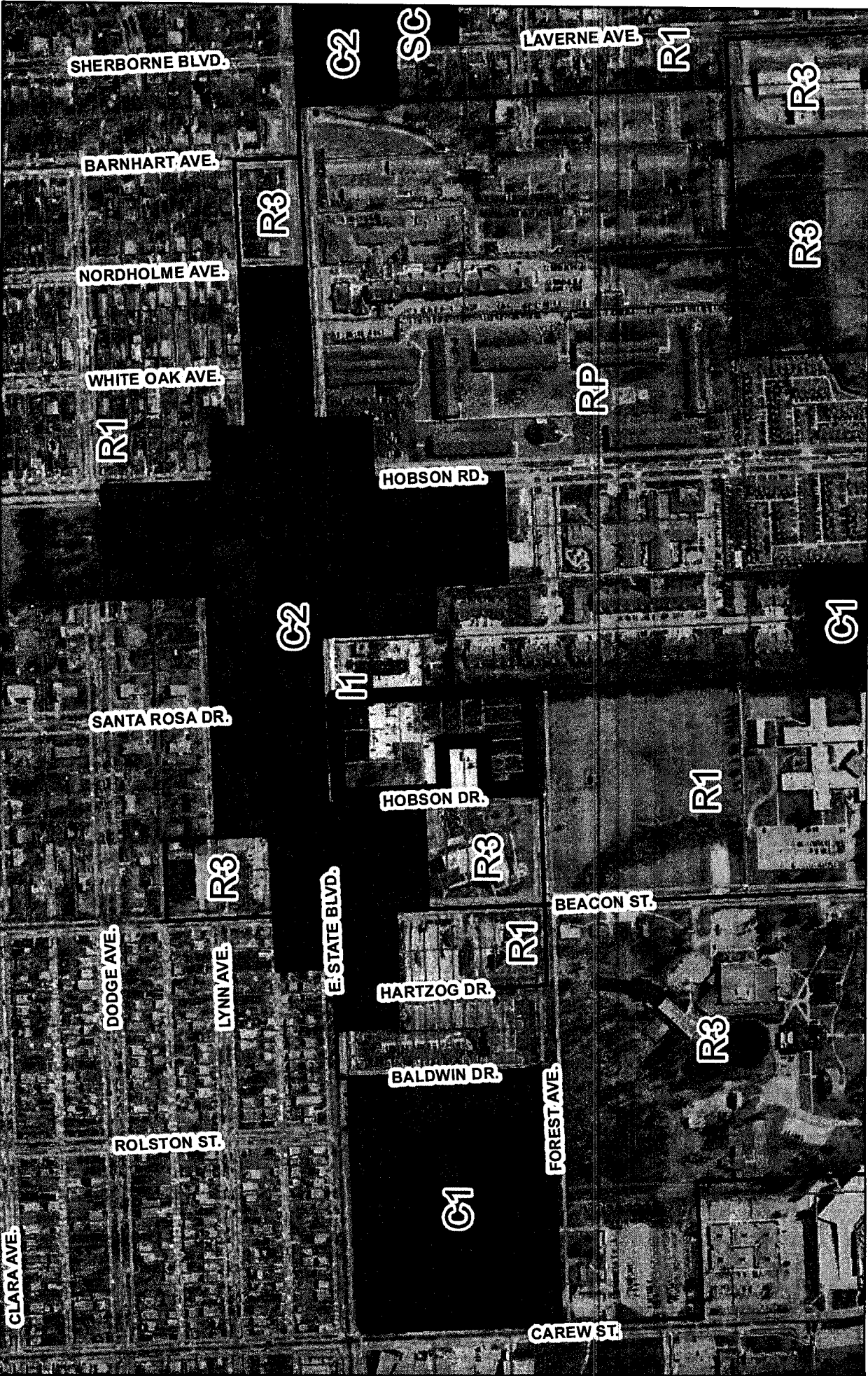
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 Photos and Contours: Spring 2009

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Date: 2/16/2015

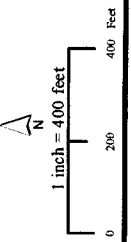
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Date: 2/16/2015



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



Code	Description	Min. Lot Area (Acres)	Min. Lot Width (Feet)	Min. Lot Depth (Feet)	Min. Front Setback (Feet)	Min. Side Setback (Feet)	Min. Rear Setback (Feet)	Max. Building Height (Feet)	Max. Building Coverage (%)	Max. Floor Area Ratio (FAR)	Other
R1	Single-Family Residential	1/4	30	100	10	5	5	35	30	0.3	None
R3	Multiple-Family Residential	1/4	30	100	10	5	5	35	30	0.3	None
C1	Professional Offices and Personal Services	1/4	30	100	10	5	5	35	30	0.3	None
C2	Limited Commercial	1/4	30	100	10	5	5	35	30	0.3	None
I1	Limited Industrial	1/4	30	100	10	5	5	35	30	0.3	None

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

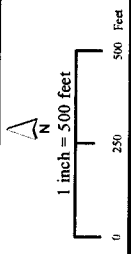


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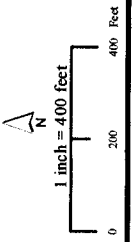
Rezoning Petition REZ-2015-0006



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Date: 2/16/2015

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>
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. 2-7-15 on the _____ day of _____
_____, 2015

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

John W. 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-15-02-17

REPORT OF COMMITTEE ON REGULATIONS

APRIL 14, 2015

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


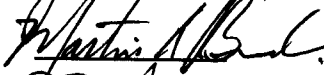
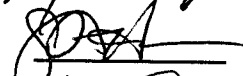

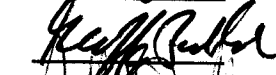

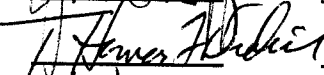

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. Q-14 (Sec. 31 of St. Joseph Township). **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

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