

1 #REZ-2015-0007

2 BILL NO. Z-15-02-19

3 ZONING MAP ORDINANCE NO. Z- 9-15

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:

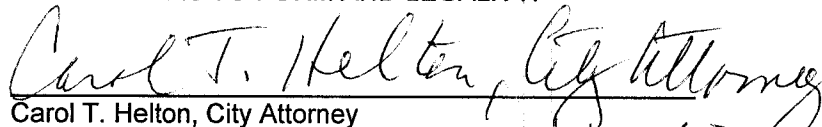
11 The North 250.0 feet of the South 270.0 feet of Lots Numbered 3 and 4 in J.H.
12 Feichter's Garden View Addition to the City of Fort Wayne, Allen County, Indiana,
13 as recorded in Plat Record 7, page 3, except the East 40.0 feet of said Lot Number 4
14 dedicated for Hobson Road right-of-way and except a 10-foot x 10-foot corner cut as
15 dedicated in Document Number 79-12978 in the Office of the Recorder of Allen
16 County, Indiana.

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

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

22 
Council Member

23 APPROVED AS TO FORM AND LEGALITY:

24 
25 Carol T. Helton, City Attorney

26
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-2015-0007 (Group 6 on plan)
Bill Number: Z-15-02-19
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 1.65 acres of property from R3-Multiple Family
Residential to C1-Professional Office and Personal Services

Location: 1515 Hobson Road

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 Health System, Inc.

Related Petitions: REZ-2015-0002, 0003, 0004, 0005, 0006, 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 R3-Multiple Family Residential and future
changes to the property 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 1515 Hobson Road
 Present Zoning R-3 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 Health System, Inc. by: James A Witmer 1/29/15
 (printed name of property owner) (signature of property owner) (date)
 _____ (signature of property owner) _____ (date)
 _____ (signature of property owner) _____ (date)

Received	Receipt No.	Hearing Date	Petition No.
2/3/15	117011	3/9/15	KC2-2015-0007

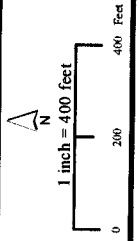
Rezoning Petition REZ-2015-0007



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 liability resulting from any error or omission in this map.



Date: 2/16/2015



Rezoning Petition REZ-2015-0007



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



1 inch = 400 feet





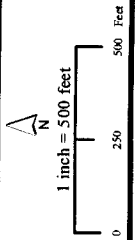
Parkview Randalia Rezoning Groups 1 through 7 Reference Map



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, the County does not warrant or guarantee the accuracy of the information herein and disclaims any and all liability resulting from any error or omission in this map.



Date: 2/17/2015



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



Code	Description	Color
R1	SINGLE FAMILY RESIDENTIAL	Light Gray
R3	MULTIPLE FAMILY RESIDENTIAL	White
C1	PROFESSIONAL OFFICES AND PERSONAL SERVICES	Dark Gray
C2	LIMITED COMMERCIAL	Medium 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

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. 2-9-15 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-15-02-19

REPORT OF COMMITTEE ON REGULATIONS

APRIL 14, 2015

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

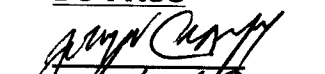
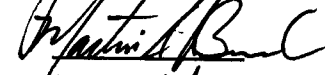
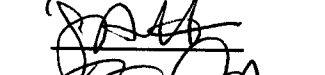
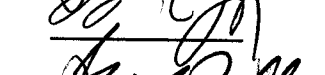

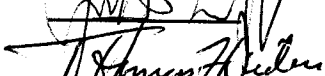
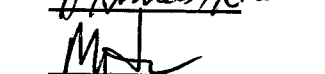
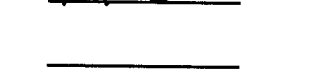
AN ORDINANCE amending the City of Fort Wayne Zoning Map No. Q-14 (Sec. 31 of St. Joseph Township). **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**SANDRA E. KENNEDY
CITY CLERK**