

1 #REZ-2015-0008

2 BILL NO. Z-15-02-20

3 ZONING MAP ORDINANCE NO. Z- 10-15

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 22 feet of Lots Numbered 46 and 52 and the South Half of the vacated  
12 alley on the North of and adjoining said lots, all in Baldwin Heirs' Addition to the  
13 City of Fort Wayne, as recorded in Plat Record 9, page 52, in the Office of the  
Recorder of Allen County, Indiana.

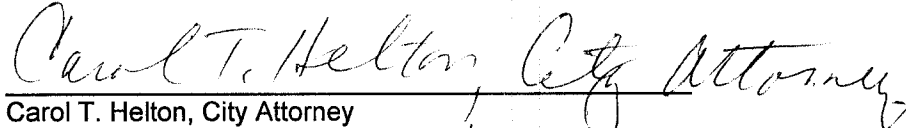
14 TOGETHER WITH the East Half of the vacated Hartzog Drive, West of and  
15 adjacent to the North 22 feet of Lot Number 46 and the South Half of the vacated  
16 alley on the North of and adjoining said lot, all being a part of Baldwin Heirs'  
17 Addition, as recorded in Plat Record 9, page 52, in the Office of the Recorder of  
Allen County, Indiana.

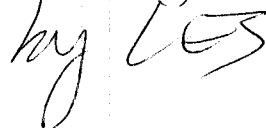
18 and the symbols of the City of Fort Wayne Zoning Map No. Q-14 (Sec. 31 of St. Joseph  
19 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort  
20 Wayne, Indiana is hereby changed accordingly.

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   
24 Council Member

25 APPROVED AS TO FORM AND LEGALITY:

26   
27 Carol T. Helton, City Attorney

28   
29  
30

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

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**Department of Planning Services**

**Title of Ordinance:** Zoning Map Amendment  
**Case Number:** REZ-2015-0008 (Group 7 on plan)  
**Bill Number:** Z-15-02-20  
**Council District:** 2-Russ Jehl

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**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

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**Synopsis of Ordinance:** To rezone approximately 0.11 acres of property from R1-Single Family  
Residential to C2-Limited Commercial

**Location:** 2730 East State Boulevard

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

**Applicant:** Parkview Health System, Inc.

**Property Owner:** Parkview Health System, Inc.

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**Related Petitions:** REZ-2015-0002, 0003, 0004, 0005, 0006, 0007

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**Effect of Passage:** Property will be rezoned to C2-Limited Commercial. The property is a 22  
foot wide strip adjacent to a C2 parcel and consists of a portion of the  
commercial parking lot. Rezoning this strip will bring the existing use into  
compliance with the ordinance as a use by right.

**Effect of Non-Passage:** The property will remain zoned R1-Single 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 2730 East State Boulevard  
 Present Zoning R-1 Proposed Zoning C-2 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)  
 \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
 \_\_\_\_\_  
 (printed name of property owner) (signature of property owner) (date)  
 Parkview Health System, Inc. by: James A Witmer 1/29/15  
 (printed name of property owner) (signature of property owner) (date)

Received <u>2/3/15</u>	Receipt No. <u>117011</u>	Hearing Date <u>3/9/15</u>	Petition No. <u>REZ-2015-0008</u>
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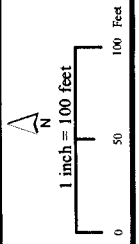
Rezoning Petition REZ-2015-0008



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

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Date: 2/16/2015



Rezoning Petition REZ-2015-0008

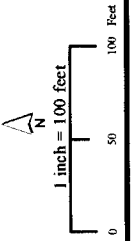


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*Parkview Randalia Rezonings Groups 1 through 7 Reference Map*

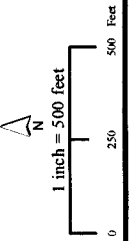


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Date: 2/17/2015



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. Z-10-15 on the 14<sup>th</sup> day of  
April, 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 15<sup>th</sup> day  
of April, 2015, at the hour of 2:45 O'clock P.M. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17<sup>th</sup> day of April  
2015, at the hour of 4:00 O'clock P.M. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

**BILL NO. Z-15-02-20**

**REPORT OF COMMITTEE ON REGULATIONS**

**APRIL 14, 2015**

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


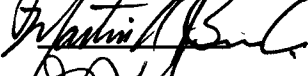
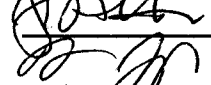
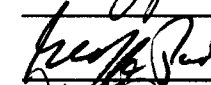

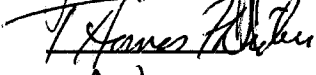
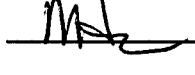
**AN ORDINANCE** amending the City of Fort Wayne Zoning Map No. Q-14 (Sec. 31 of St. Joseph Township). **COMMITTEE ON REGULATIONS HAVE HAD SAID** Ordinance under consideration and beg leave to report back to the Common Council that said ordinance

**DO PASS**

**DO NOT PASS**

**ABSTAIN**

**NO REC**

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

**SANDRA E. KENNEDY  
CITY CLERK**