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City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2014-0011
Bill Number: Z-14-02-08
Council District: 3 – Tom Didier

Introduction Date: February 25, 2014

Plan Commission
Public Hearing Date: March 10, 2014

Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone approximately 0.21 acres of property from R2-Attached Single
Family and Two Family Residential to CM1-Professional Offices and
Personal Services

Location: 810 West State

Reason for Request: To bring the current non-residential property into compliance with the zoning
ordinance for a proposed law office.

Applicant: Loray Enterprises, LLC

Property Owner: Parkview Health System, Inc.

Related Petitions: none

Effect of Passage: Property will be rezoned to CM1-Professional Offices and Personal Services
to allow the existing office use to be in compliance with the zoning ordinance
without a variance. The property currently has a variance approval for a
professional office. The proposed use is a law office.

Effect of Non-Passage: The property will remain zoned R2-Attached Single Family and Two Family
Residential. The property may be used for an office with a new variance
approval by the Board of Zoning Approvals. The current approval does not
apply to the new proposed use.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant LORAY ENTERPRISES INC.
Address 220 W WAYNE ST
City FORT WAYNE State IN Zip 46802
Telephone 260.424.3900 Fax 260.424.3959 E-mail _____

Property Ownership
Property Owner PARKVIEW HEALTH SYSTEM INC. aka PARKVIEW MEMORIAL HOSPITAL
Address 2200 RANDALLIA DR
City FORT WAYNE State IN Zip 46805
Telephone _____ Fax _____ E-mail _____

Contact Person
Contact Person ANTHONY THOMAS
Address 220 W WAYNE ST
City FORT WAYNE State IN Zip 46802
Telephone 260.424.3900 Fax 260.424.3959 E-mail awthomas187@aol.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 810 W STATE BLVD
Present Zoning R2 Proposed Zoning CMI Acreage to be rezoned 0.21
Proposed density _____ units per acre
Township name * WASHINGTON Township section # 35
Purpose of rezoning (attach additional page if necessary) Rezoning to permit office use. See attached statement.

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 contact staff 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 \$9.85 per notice and a public notice fee of \$50.00 per Indiana code.

LORAY ENTERPRISES INC.
(printed name of applicant)


(signature of applicant)

2/3/2014
(date)

PARKVIEW HEALTH SYSTEM INC.
(printed name of property owner)


(signature of property owner)

2/3/14
(date)

(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>2-4-14</u>	<u>114021</u>	<u>3-10-14</u>	<u>REG 2014-0011</u>

HD

HOFER AND DAVIS, INC.

LAND SURVEYORS

203 W. WAYNE ST. #316

FORT WAYNE, IN 46802

(219) 422-9922

FAX (219) 424-2157

MICHAEL W. DAVIS

HANS C. HOFER

WILLIAM S. DAVIS (RET.)

CARL A. HOFER (RET.)

A. K. HOFER (1968)

L.S. No. 880030

L.S. No. 900010

L.S. No. S-0053

L.S. No. 10031

L.S. No. 10504

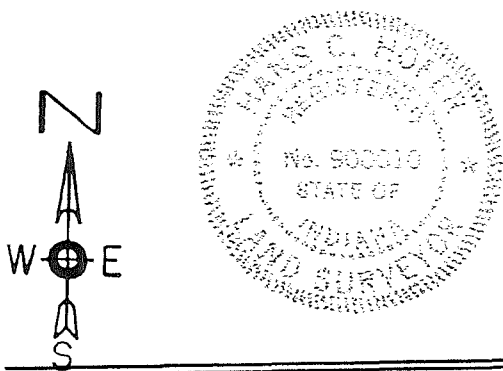
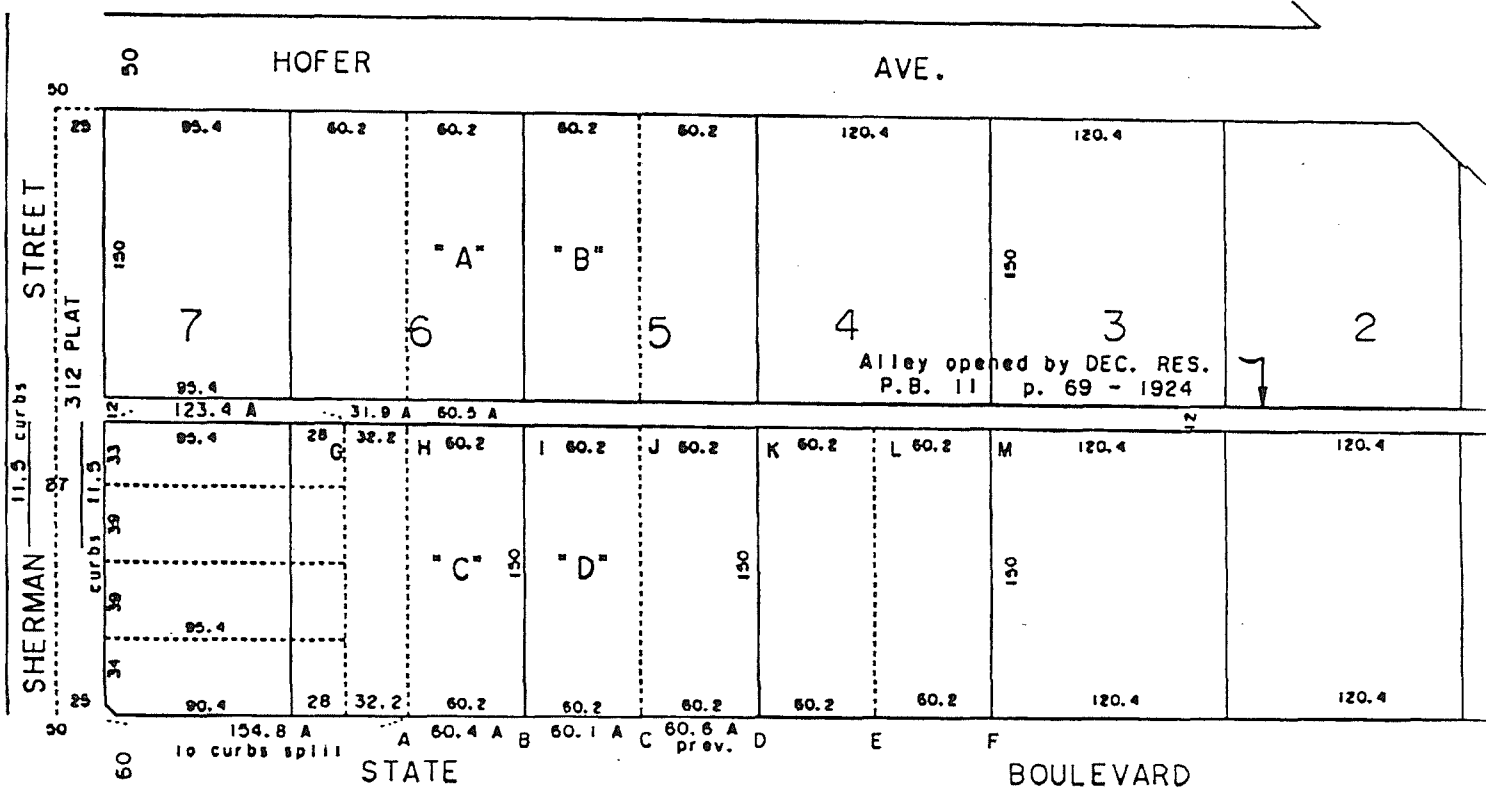
L.S. No. 18114 (MICHIGAN)

P.E. No. 7122

P.E. No. 72

This document is the record of a resurvey of land and real estate situated in Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of the Recorder of said County and State. Furthermore, this resurvey was executed wholly under the direction of the undersigned in accordance with the standards as set forth in the Indiana Administrative Code Title 865, Article 1.1, Chapter 12 as adopted by the State Board of Registration for Land Surveyors on August 16,1991. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

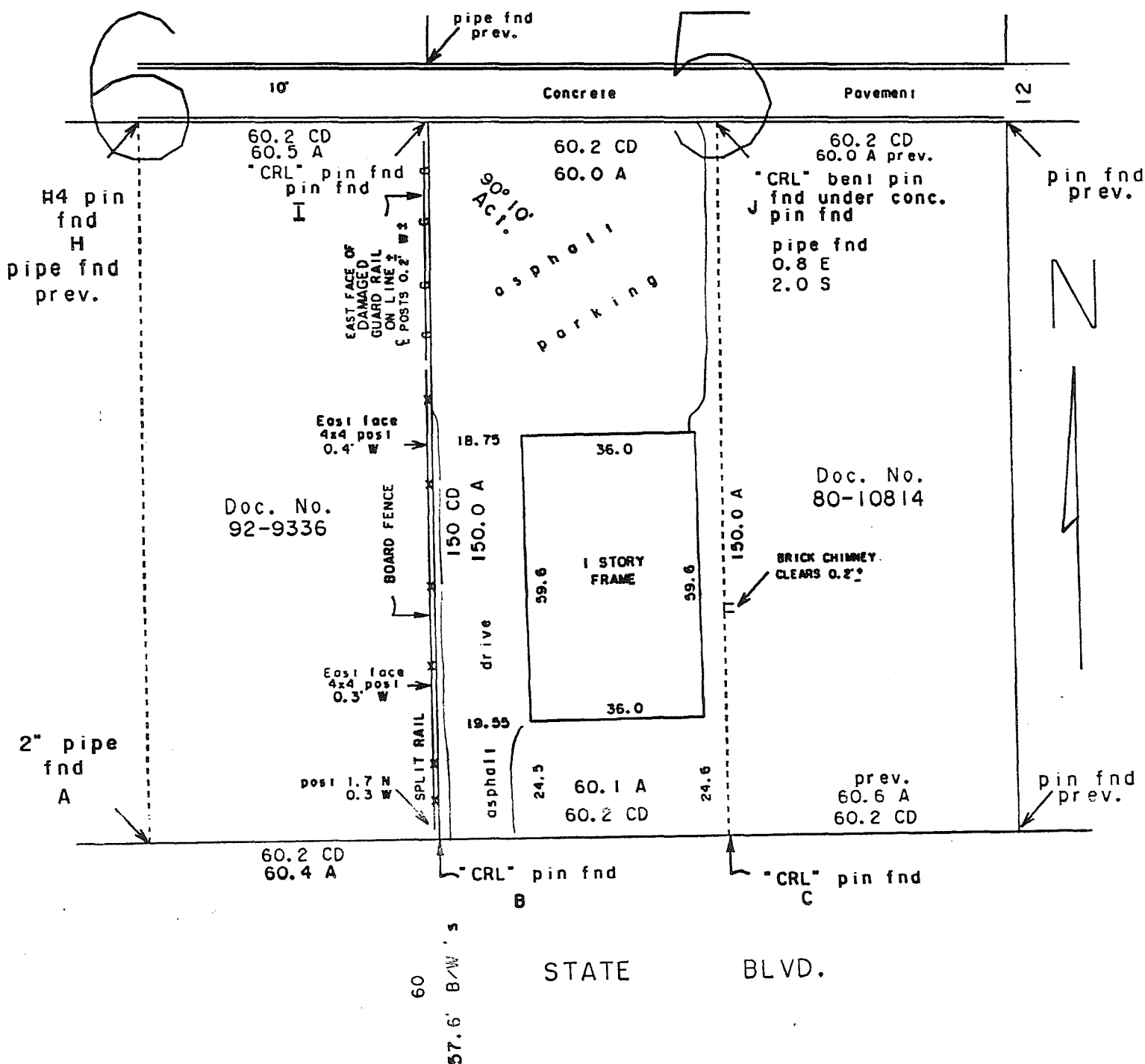
DESCRIPTION OF PROPERTY Lot No. The South 150 feet of the West One-Half of Lot No. 5 in
PFEIFFER'S AMENDED ADDITION to the City of Fort Wayne, Indiana
according to the recorded plat thereof. (Doc. No. 89-50519)



OWNER/CLIENT **SHAH**
JOB NO. **9501014**
FIELD WORK ON: **FEB. 1, 1995**
FILE NO. **LTR: PFEIFFER'S**
0 50 100 200
SCALE 1 inch = 100 feet

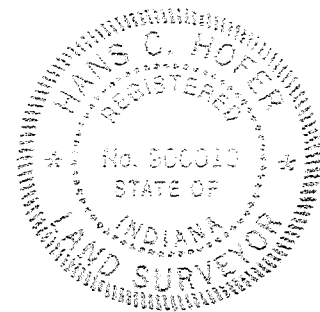
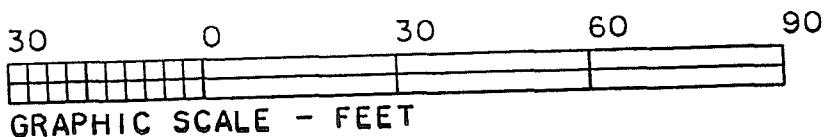
FLOOD PLAIN CERTIFICATE
THIS PARCEL LIES IN ZONE "X", PER FIRM MAP
PANEL 260 ALLEN CO., IN. EFFECTIVE SEPT. 30,
1990. (SUBJECT TO MAP SCALE UNCERTAINTY)
(OUTSIDE FLOOD HAZARD)

IN WITNESS WHEREOF, I place my hand and seal
this 7th day of FEBRUARY 1995
Hans C. Hofer



LEGEND

CD = COMPUTED FR. DEED
CRL = C.R. LINDEMUTH
A = ACTUAL = ACT
PREV. = 1981



office of:
HOFER AND DAVIS, INC.
203 W. WAYNE ST.
FT. WAYNE, IND.
(219) 422-9922

Hans C. Hofer
FEBRUARY 7, 1985

LEGAL DESCRIPTION:

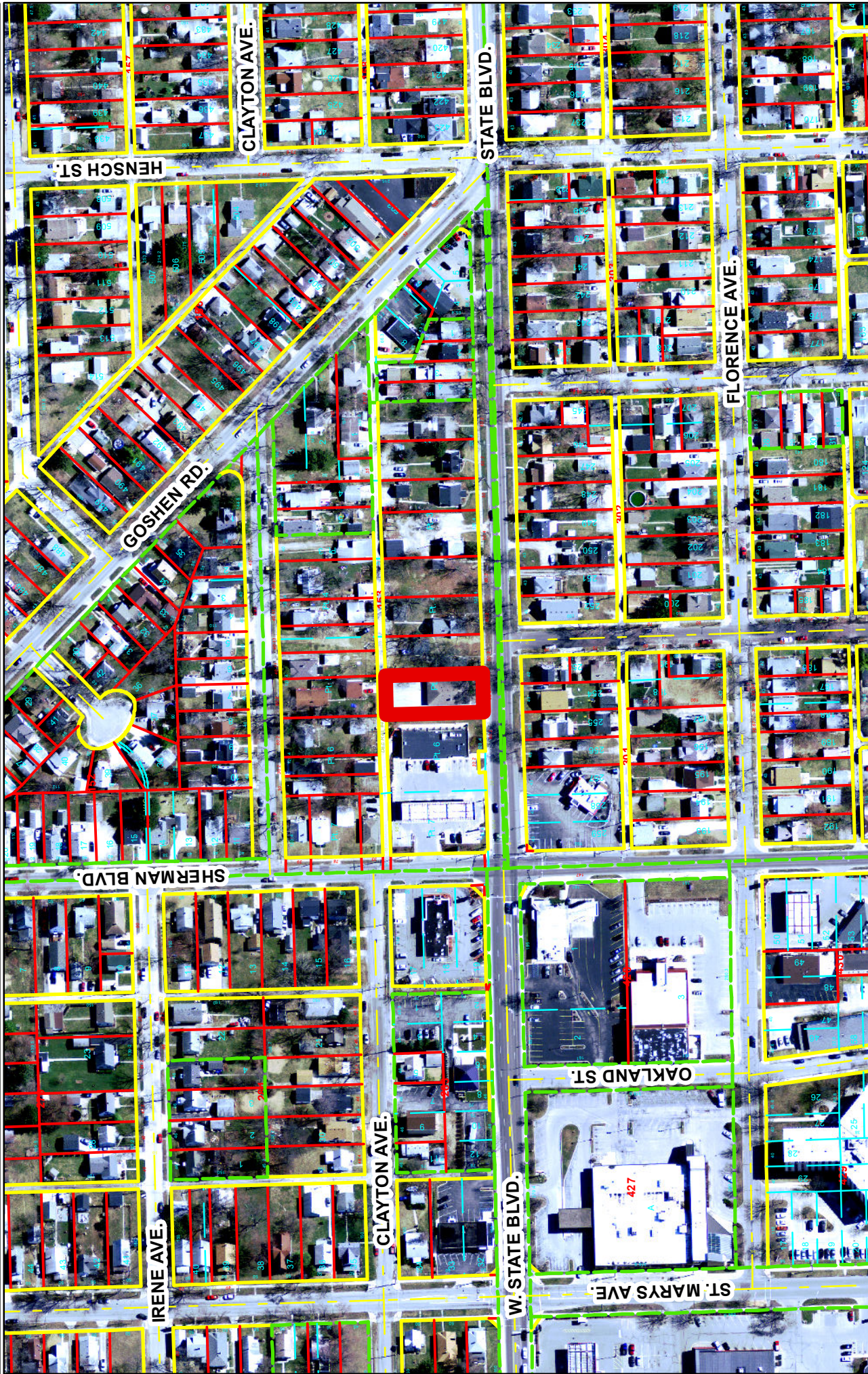
The South 150 feet of the West One-Half of Lot No. 5 in Pheiffer's Amended Addition to the City of Fort Wayne according to the recorded plat thereof.

Commonly known as 810 West State Boulevard, Fort Wayne, Indiana 46807

PARCEL NO. 02-07-35-153-022.000-074



Rezoning Petition REZ-2014-0011



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: 2/19/2014

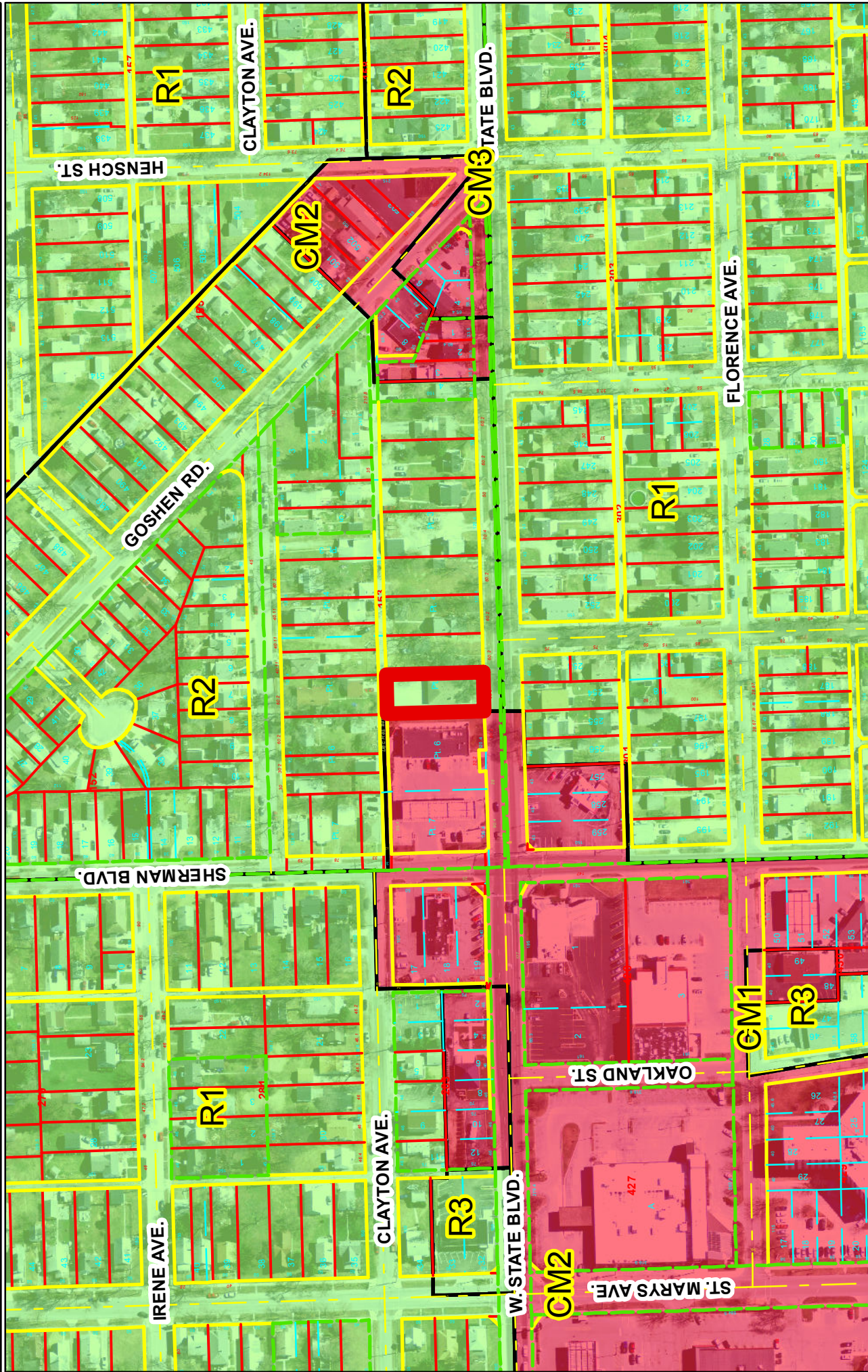


1 inch = 200 feet

0 100 200 Feet



Rezoning Petition REZ-2014-0011



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Date: 2/19/2014

