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2 Together with:

3 The East 300 feet of Lots Numbered 8 and 11 in Mary Jane Randall's Subdivision of
4 the Southwest Fractional Quarter of Section 31, Township 31 North, Range 13 East
5 in Allen County, Indiana, as recorded in Deed Record 106, pages 106-107,
6 EXCEPTING THEREFROM the North 31.0 feet of the East 300 feet of Lot Number
7 11 in said subdivision and also EXCEPTING THEREFROM that part thereof
8 appropriated for street purposes under Declaratory Resolution 1017 – 1959 and
9 recorded in Plat Record 26, page 51.

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

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

15 _____
16 Council Member

17 APPROVED AS TO FORM AND LEGALITY:

18 _____
19 Carol T. Helton, City Attorney
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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-2015-0002 (Group 1 on plan)
Bill Number: Z-15-02-14
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 22.4 acres of property from R1-Single Family Residential to C1-Professional Office and Personal Services

Location: 2200 Randallia and 1909 Carew 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., Fort Wayne Methodist Hospital, Inc., Park Center, Inc.

Related Petitions: REZ-2015-0003, 0004, 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 and allow future medical related uses.

Effect of Non-Passage: The property will remain zoned R1-Single Family Residential and future changes to the campus 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		

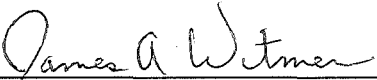
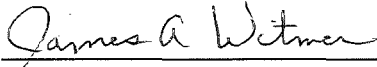
Contact Person	Contact Person	Peter G. Mallers of Beers Mallers Backs & Salin, LLP				
	Address	110 West Berry Street, Suite 1100				
	City	Fort Wayne	State	Indiana	Zip	46802
	Telephone	260-426-9706	E-mail	pgmallers@beersmallers.com		

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		2200 Randallia and 1909 Carew 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:		<u>1/29/15</u>
(printed name of applicant)	(signature of applicant)	(date)
Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.		
(printed name of property owner)	(signature of property owner)	(date)
f/k/a Fort Wayne Methodist Hospital, Incorporated by:		<u>1/29/15</u>
(printed name of property owner)	(signature of property owner)	(date)
Park Center, Inc. by:		
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
2/3/15	117011	3/9/15	Re-2015-0002

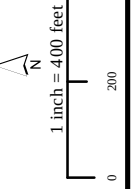
Rezoning Petition REZ-2015-0002



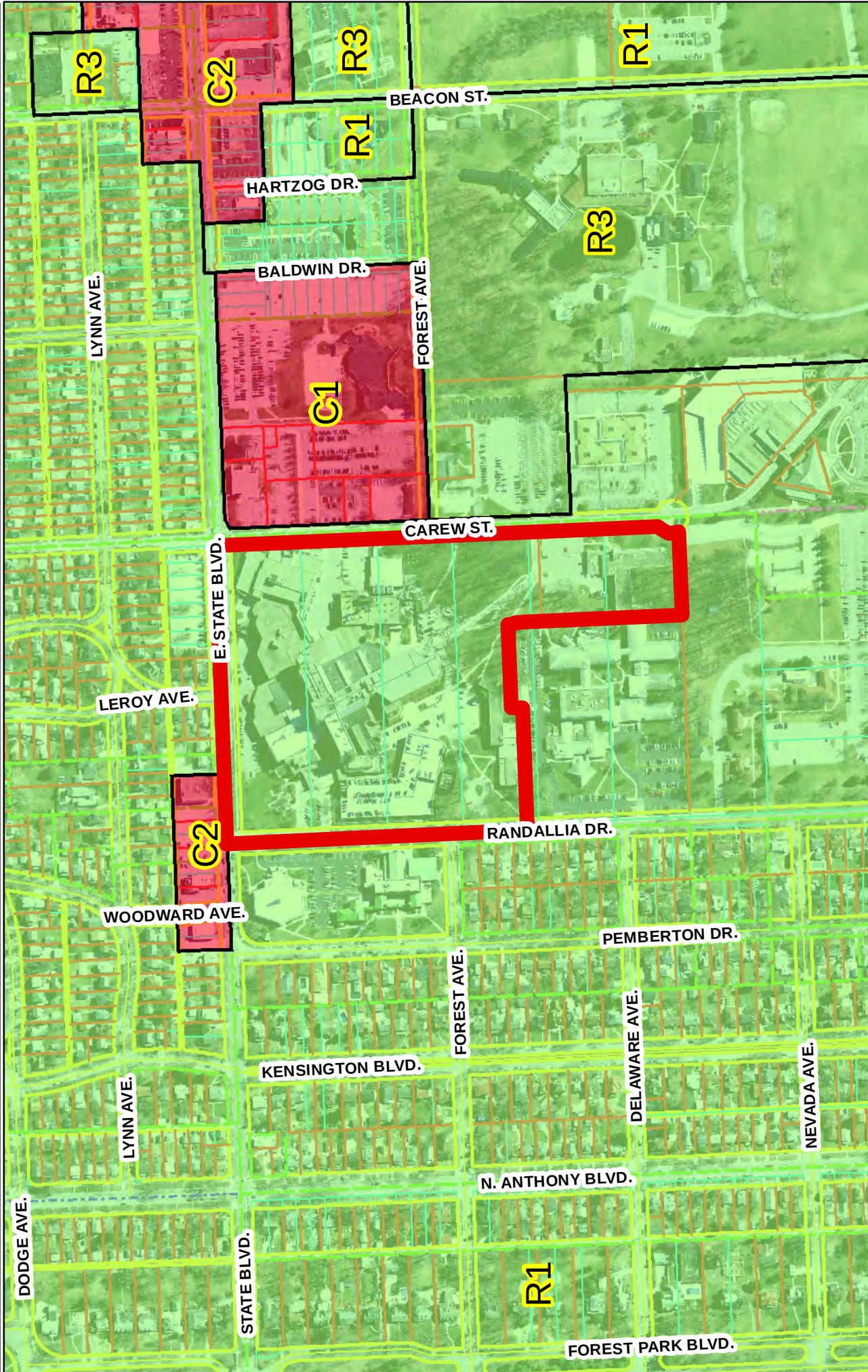
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

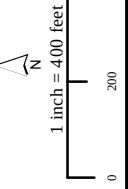
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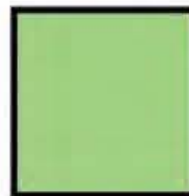
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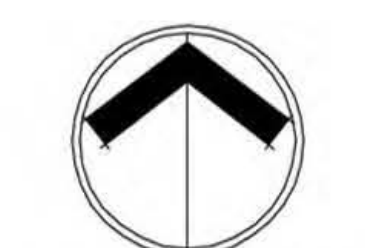
Project boundaries represented by bold colored lines are for representational purposes only.





	R1 - SINGLE FAMILY RESIDENTIAL
	R-3 - MULTIPLE FAMILY RESIDENTIAL
	C1 - PROFESSIONAL OFFICES AND PERSONAL SERVICES
	C2 - LIMITED COMMERCIAL
	I1 - LIMITED INDUSTRIAL

Fort Wayne, Indiana
January 2015



Scale: 1" = 150'



Parkview Randallia Rezoning Groups 1 through 7 Reference Map



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Date: 2/17/2015

1 inch = 500 feet

0 250 500 Feet