

#REZ-2015-0003

BILL NO. Z-15-02-15

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. Q-14 (Sec. 31 of St. Joseph Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

Part of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of
Section 31, Township 31 North, Range 13 East, Allen County, Indiana, and further
being part of a 3.61 Acre tract as conveyed in Document No. 81-14484 from Fort
Wayne Children's Home to Parkview Memorial Hospital, Inc., in particular described
as follows to-wit:

To arrive at the point of beginning, commence on the North line of the Southwest
Quarter of the Northwest Quarter of the Southeast Quarter of Section 31, Township
31 North, Range 13 East at its intersection by the East right-of-way line of CAREW
STREET (50 feet wide as opened by Declaratory Resolution No. 1017-1959) and
further situated 633.6 feet South of the 32.5 foot South right-of-way line of State
Boulevard at a pin found, said pin being the Northwest corner of the 3.61 acre tract
aforesaid; thence Easterly on the North line of said 3.61 acre tract, a distance of 84.0
feet to the point of beginning initially referred to; thence continuing Easterly on the
line aforesaid, a distance of 159.0 feet; thence Southerly by a deflection right of 89
degrees 52 minutes on a line parallel to the East right-of-way of Carew Street, a
distance of 118.0 feet; thence Westerly by a deflection right of 90 degrees 08
minutes parallel to the North line aforesaid, a distance of 159.0 feet; thence
Northerly by a deflection right of 89 degrees 52 minutes on a line parallel to the East
right-of-way of Carew Street, a distance of 118.0 feet to the point of beginning
containing 0.43 acres of land, more or less.

Together with:

Part of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of
Section 31, Township 31 North, Range 13 East, Allen County, Indiana, in particular
described as follows to-wit:

Commencing on the North line of the Tract aforesaid at its intersection by the East
right-of-way line of CAREW STREET (50 feet wide as opened by Declaratory
Resolution No. 1017-1959) and further situated 633.6 feet South of the 32.5 foot

1 South right-of-way line of State Boulevard at a pin set; thence Easterly on the North
2 line of the Tract aforesaid, a distance of 390.4 feet to a pin set; thence Southerly by a
3 deflection right of 89 degrees 52 minutes on a line parallel to Carew Street, a
4 distance of 402.7 feet to a pin set; thence Westerly by a deflection right of 90 degrees
5 05 minutes on a line parallel to the North line of said Quarter Section, a distance of
6 390.4 feet to the East right-of-way line of Carew Street; thence Northerly on the line
7 aforesaid by a deflection right of 89 degrees 55 minutes, a distance of 403.0 feet to
8 the point of beginning. Containing 3.61 Acres, more or less.

9 Together with:

10 As recorded in Document No. 82-15113 and Condominium Plat Record 5, pages
11 132-145 in the Office of the Recorder, Allen County, Indiana.

12 Part of the West Half of the Southeast Quarter of Section 31, Township 31 North,
13 Range 13 East, in the City of Fort Wayne, Allen County, Indiana, more particularly
14 described as follows, to-wit:

15 Beginning on the East right-of-way line of Carew Street as established by
16 Declaratory Resolution No. 1017-1959, at a point situated 408.5 feet, South 00
17 degrees 09 minutes West from the point of intersection of said East right-of-way line
18 with the South line of the North Half of the Northwest Quarter of said Southeast
19 Quarter; thence South 00 degrees 09 minutes West, on and along said East right-of-
20 way line, a distance of 266.66 feet; thence Southeasterly, continuing along said right-
21 of-way line, as defined by the arc of a non tangent cul-de-sac curve to the right
22 having a radius of 50 feet, an arc distance of 26.26 feet (the chord of which bears
23 South 44 degrees 48 minutes 30 seconds East for a length of 25.96 feet); thence
24 South 89 degrees 46 minutes East and parallel to the North line of said Southeast
25 Quarter, a distance of 130.25 feet; thence North 00 degrees 14 minutes East, a
26 distance of 91.00 feet; thence South 89 degrees 46 minutes East and parallel to said
27 North line, a distance of 74.00 feet; thence North 00 degrees 14 minutes East, a
28 distance of 68.00 feet; thence South 89 degrees 46 minutes East and parallel to said
29 North line, a distance of 74.00 feet; thence North 00 degrees 14 minutes East, a
30 distance of 126.00 feet; thence North 89 degrees 46 minutes West and parallel to said
North line, a distance of 297.00 feet to the point of beginning, containing 1.513
Acres of land, subject to all easements of record.

TOGETHER WITH as recorded in Document No. 85-9141 and in Condominium
Plat record 7, page 106 in the Office of the Recorder, Allen County, Indiana.

Part of the West Half of the Southeast Quarter of Section 31, Township 31 North,
Range 13 East, in the City of Fort Wayne, Allen, County, Indiana, more particularly
described as follows, to-wit:

Commencing at the point of intersection of the East right-of-way line of Carew
Street as established by Declaratory Resolution No. 1017-1959 with the South line of
the North Half of the Northwest Quarter of said Southeast Quarter; thence South 00

degrees 09 minutes West, on and along said East right-of-way line, a distance of 408.5 feet; thence South 89 degrees 46 minutes East and parallel to the North line of said Southeast Quarter, a distance of 297.00 feet to the true point of beginning; thence South 89 degrees 46 minutes East, continuing parallel to said North line, a distance of 78.00 feet; thence South 00 degrees 09 minutes West and parallel to said East right-of-way line, a distance of 360.0 feet; thence North 89 degrees 46 minutes West and parallel to said North line, a distance of 314.72 feet; thence North 44 degrees 46 minutes West, a distance of 52.41 feet to a point on the Easterly right-of-way line of the cul-de-sac at the Southerly terminus of said Carew Street; thence Northerly, on and along said Easterly cul-de-sac right-of-way line, as defined by the arc of a regular curve to the left having a radius of 50 feet, an arc distance of 39.27 feet (the chord of which bears North 07 degrees 15 minutes 45 seconds West for a length of 38.27 feet); thence South 89 degrees 46 minutes East and parallel to the North line of said Southeast Quarter, a distance of 130.25 feet; thence North 00 degrees 14 minutes East, a distance of 91.00 feet; thence South 89 degrees 46 minutes East and parallel to said North line, a distance of 74.00 feet; thence North 00 degrees 14 minutes East, a distance of 68.00 feet; thence South 89 degrees 46 minutes East and parallel to said North line, a distance of 74.00 feet; thence North 00 degrees 14 minutes East, a distance of 126.00 feet to the true point of beginning containing 1.526 Acres of land, subject to all easements of record.

Together with:

Part of the West Half of the West Half of the Southeast Quarter of Section 31, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Southeast corner of the West Half of said Southeast Quarter; thence North 90 degrees 00 minutes West (assumed bearing and is used as the basis for the bearings in this description), on and along the South line of said Southeast Quarter, a distance of 20.0 feet to the point of intersection of said South line with the Southerly projection of the West right-of-way line of Beacon Street as it presently exists; thence North 00 degrees 03 minutes West, on and along said Southerly projection, a distance of 30.0 feet to the point of intersection of said West right-of-way line with the North right-of-way line of Lake Avenue (formerly Maysville Road); thence North 90 degrees 00 minutes West, on and along said North right-of-way line and parallel to the South line of said Southeast Quarter, a distance of 851.17 feet to a point situated 450.0 feet, South 90 degrees 00 minutes East from the point of intersection of said North right-of-way line with the West line of said Southeast Quarter, thence North 00 degrees 22 minutes West and parallel to said West line, a distance of 454.0 feet to the true point of beginning; thence North 90 degrees 00 minutes West and parallel to said South line, a distance of 450.0 feet to a point on said West line; thence North 00 degrees 22 minutes West, on and along said West line, a distance of 741.5 feet to the point of intersection of said West line with the cul-de-sac right-of-way line of Carew Street as opened by Declaratory Resolution #1017-1959, said point of intersection being also the Southeast corner of Lot #8 in Mary Jane Randall's Subdivision as recorded in Deed Record 106, pages 106 and

1 107 in the Office of the Recorder of Allen County, Indiana; thence Northerly, on and
2 along said cul-de-sac right-of-way line, as defined by the arc of a regular curve to the
3 left having a radius of 50 feet, an arc distance of 65.37 feet, being subtended by a
4 long chord having a length of 60.81 feet and bearing of North 52 degrees 41 minutes
5 40 seconds East to the Southwest corner of Carew Street Medical Park, Phase 1 B,
6 the plat of which is recorded in Document #85-23679 in the Office of the Recorder
7 of Allen County, Indiana; thence South 44 degrees 46 minutes East, on and along the
8 Southwest line of said Carew Street Medical Park, Phase 1 B, a distance of 52.41
9 feet to a Southwest corner thereof; thence South 89 degrees 46minutes East, on and
10 along the South line of said Carew Street Medical Park, Phase 1 B, and the Easterly
11 projection thereof, a distance of 414.74 feet; thence South 00 degrees 22 minutes
12 East and parallel to said West line, a distance of 739.47 feet; thence North 90 degrees
13 00 minutes West and parallel to the South line of said Southeast Quarter, a distance
14 of 50.0 feet to the true point of beginning, containing 8.526 acres of land, subject to
15 all easements of record.

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

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

21 _____
22 Council Member

23 APPROVED AS TO FORM AND LEGALITY:

24 _____
25 Carol T. Helton, City Attorney

City of Fort Wayne Common Council DIGEST SHEET

Department of Planning Services

Title of Ordinance:
Case Number:
Bill Number:
Council District:

Zoning Map Amendment
REZ-2015-0003 (Group 2 on plan)
Z-15-02-15
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 15.17 acres of property from R1-Single Family Residential and R3-Multiple Family Residential to C1-Professional Office and Personal Services

Location:

1700, 1818, 1819, 1900, 2104 and 2110 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., Parkview Health System, Inc.

Related Petitions:

REZ-2015-0002, 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 as uses by right and allow future medical related uses.

Effect of Non-Passage:

The property will remain zoned R1 and R3 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 1700, 1818, 1819, 1900, 2104 and 2110 Carew Street					
	Present Zoning	R-3 and 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, educational, 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	

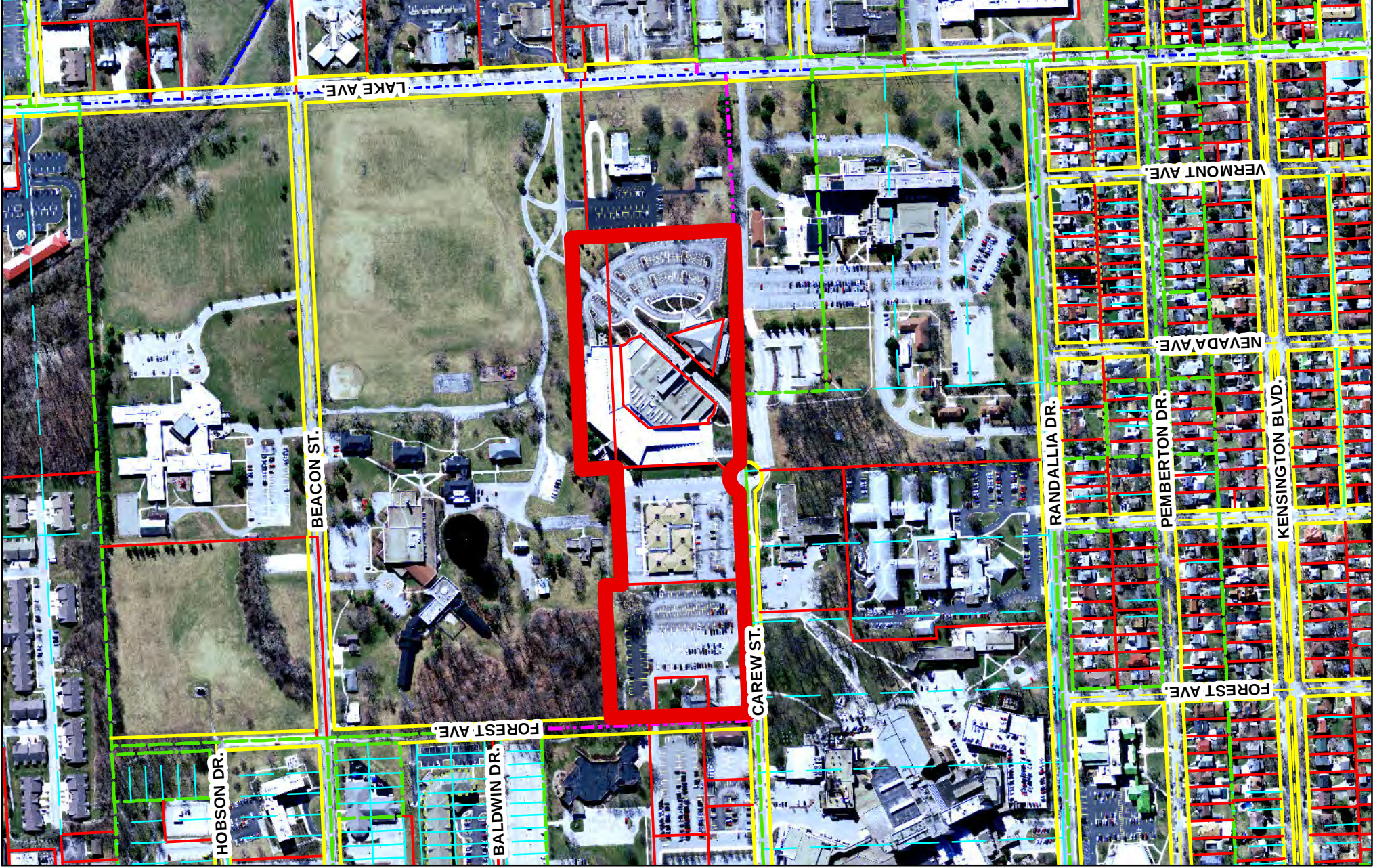
I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures 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>James A Witmer</u>	<u>1/29/15</u>
(printed name of applicant)	(signature of applicant)	(date)
Parkview Hospital, Inc. f/k/a		<u>1/29/15</u>
(printed name of property owner)	(signature of property owner)	(date)
Parkview Memorial Hospital, Inc. by:	<u>James A Witmer</u>	<u>1/29/15</u>
(printed name of property owner)	(signature of property owner)	(date)
Parkview Health System, Inc. by:	<u>James A Witmer</u>	<u>1/29/15</u>
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
2/3/15	117011	3/9/15	12-2-2015-0003



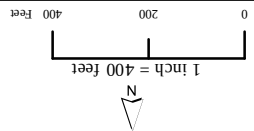
Rezoning Petition REZ-2015-0003



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

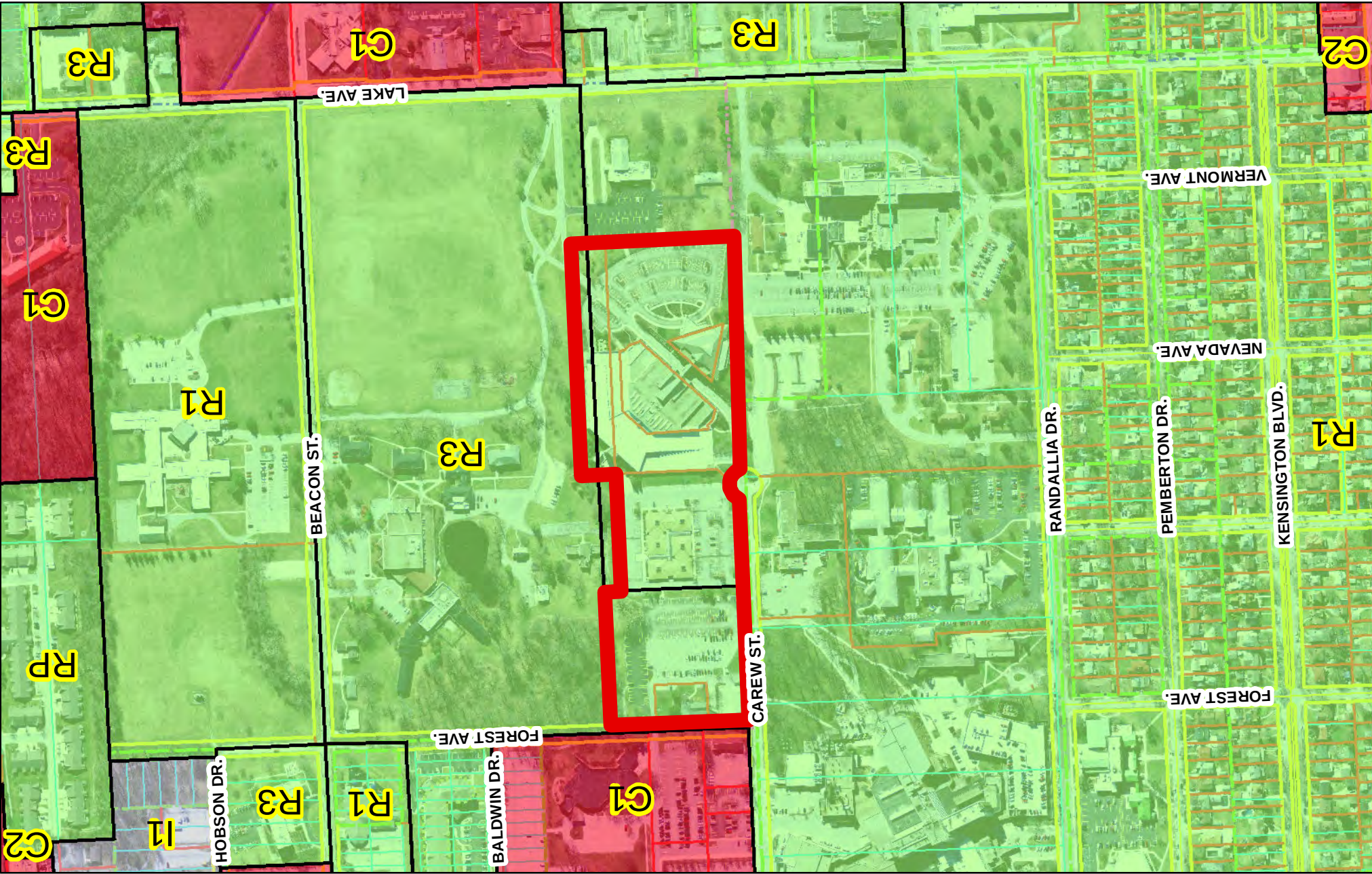
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State Plane Coordinate System, Indiana East
Scale Photos and Contours: Spring 2009
Date: 2/16/2015





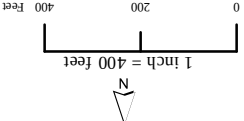
Rezoning Petition REZ-2015-0003



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Photos and Contours: Spring 2009
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Parcel	Common Name	Address	Owner of Deed of Record	Document Number	Brief Legal Description	Zoning Classification
A	Parkview Hospital	2200 Randallia	Parkview Hospital, Inc. f/k/a Fort Wayne Methodist Hospital, Incorporated	379-560	Lots 15, 16, 19 and part of 12 of the Mary Jane Randall's Subdivision	R1
B	Parkview Hospital	2200 Randallia	Parkview Hospital, Inc. f/k/a Subdivision Memorial Hospital, Inc.	731-327	Part of Lot 12 of Mary Jane Randall's Subdivision	R1
C	Parkview Hospital	2200 Randallia	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	Deed Record 563 page 8	Part of Lots 11 and 12 of Mary Jane Randall's Subdivision	R1
D	Charter Beacon	1720 Beacon Street	Parkview Health System, Inc.	200047911	20 acres	R1
E	Old Grace Presbyterian Church	2614 East State Boulevard	Parkview Health System, Inc.	200053830	Lots 1 through 14 in Baldwin Heirs Addition	C1
F	Greenview	1900 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	93-48356 93-61147 93-67568 93-71407 94-33487 94-33489 93-75343	Carew Street Medical Park Phase 1-A, Unit B-1 and B-2 N. 18 ft., Unit B-3 and B-10 EX W. 20'14" & B-4 E 16' Unit B-5, B-6, B-9, B-4 W 43" of S 21' Unit B-7 Unit B-8; Unit B-11, B-10 W 20.14 ft.	R1
G	Parkview Main Unit Parking Lot	2200 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	84-021582	S 80 ft. of N 481.5 ft. of West 165 ft. of NW ¼ of SE ¼ of S 31, T 31 N, R13E	C1
H	SeniorsFoundation MRI (FV Radiology)	2120 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	980052681 95-024198	.574 acres .43 acres	C1 R3
I	Parkview Health & Fitness (Behind)	3000 E. State Boulevard (Behind)	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	86-013233	E ½ Lots 17 and 18 Prize Gardens Add.	I1
J	East side of Hartzog	2100 Beacon Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-000140	Lots 42, 43, 44, 45, 53, 54, 55, 56 and part of Lots 48 and 52 of Baldwin Heirs Addition	R1
K	South side of State	2426 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	86-026747	Portions of Lots 2 and 3 of Hobson's Addition and a portion of Lot 4	C1
L	Southeast portion of campus	2925, 2927, and 2929 Forest Avenue	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	86-045246	Lots 4, 5 and 6 of C.A. Lindemuth's Subdivision	I1
M	East side of Hartzog	2100 Beacon Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-030467 89-028872 89-020234	Lots 2 through 9 of J.W. Hartzog's Addition	R1
N	South side of State	2210 Colony Court	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	86-026746	Portions of Lots 4, 5, 6, 7 of Hobson's Addition	C1
O	West of Hobson's	2210 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-001641	S 495 ft. of W 165 ft. NW ¼ NW ¼ SE ¼	C1
P	West side of Colony Court	2211 Colony Court	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	74-22706 73-18413 73-18414 75-23406	Lots 9, 10, 11, 12, 13 and 14 of Hobson's Addition	C1
Q	West side of Colony Court	2211 Colony Court	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	75-02927	Lots 8 and South 17 feet of Lot 7 in Hobson's Addition	C1
R	East side of Carew Street	2414 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	86-026746	Parcel just East of the main hospital on State and Carew	C1
S	Parkview Health & Fitness	3000 East State Boulevard: 2216 Hobson Drive	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	95-024199 86-013233	Parcel just East of the main hospital on State and Carew	I1
T	East side of Beacon Street	2100 Beacon Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	89-028872	Lots 1 and 10 of J.W. Hartzog's Addition	R1
U	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	205027821	Unit 22	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	205003145	Unit 21	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	205008176	Unit 19	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	205015540	Unit 13 and 14	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 6	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 11	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 15	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 9	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 12	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 4	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 7	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 5	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 2	R1
V	Carew Medical Park	1818 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 3	R1
V	Carew Medical Park	1700 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	5.00 acres	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	2007039642	Unit 18	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	2012008532	Unit 20	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	2072024394	Unit 10	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	206063384	Unit 1	R1
V	Carew Medical Park	1819 Carew Street	Parkview Health System, Inc.	2009000008	Unit 9	R1
V	Carew Medical Park	1819 Carew Street	Parkview Health System, Inc.	2009000008	Unit 23	R1
V	Carew Medical Park	1819 Carew Street	Parkview Health System, Inc.	204025292	Unit 17	R1
W	Oncology Center	2500 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	73-27091	E ½ of NW ¼ of NW ¼ of SE ¼ of S 31/T31N/R13E	C1
X	Northeast Corner of Hobson Drive and East State Boulevard (Behind)	2906 East State Boulevard	Parkview Hospital, Inc.	980024353	Lot 3 in Prize Gardens Addition, except the North 100 feet	I1
Y	Rentals on Hobson Drive	2904 and 2919 Forest Avenue, 2108 Hobson Drive	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	92-046396	Lots 1, 2 and 3 of C.A. Lindemuth's Subdivision	I1
Z	Woodhaven	2104 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	81-014484	3.61 acres except .43 acres	R3
AA	Fort Wayne Otolaryngology, LLC	2730 East State Boulevard	Parkview Health System, Inc.	206076602	Lots 47 through 51 and N 22' Lots 46 and 52 of J.W. Hartzog's Addition	C2 (Lots 47-51) R1 (N22' Lots 46 & 52)
BB	Northeast Corner of Hobson Drive and East State Boulevard	2906 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	970001032	North 100 feet of Lot 3 of Prize Gardens Addition	I1
CC	Park Center	1909 Carew Street	Park Center, Inc.	206012992	Part of Lots 8 and 11 Mary Jane Randall's Subdivision	R1
DD	First Care MOB	1515 Hobson Road	Parkview Health System, Inc.	2011053529	J H Feichters Garden View N 250' of S 270' Lots 3 and 4 Ex E 40' Lot 4	R3

* Articles of Reorganization were filed on September 22, 1953 under Parkview Memorial Hospital, Inc.

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

Existing Zoning Map

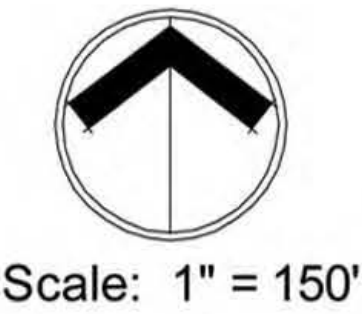
Parkview Randallia Campus

Fort Wayne, Indiana

January 2015



The LandPlan Group , LLC
Planners
Landscape Architects
Civil Engineers
Land Surveyors
108 West Columbine Street
Fort Wayne, Indiana 46802
Phone: 260.422.2522
Fax: 260.422.1832
lpg@landplangroup.com





Parkview Randalia Rezoning Groups 1 through 7 Reference Map



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

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State Plane Coordinate System, Indiana East
Satellite Photos and Contours: Spring 2009
Date: 2/17/2015

