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BILL NO. Z-15-02-16

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:

Lots 42, 43, 44, 45 and Lot 46 except North 22 feet; Lots 53, 54, 55, 56 and Lot 52 except North 22 feet. All in Baldwin Heirs Addition.

Together with:

Lots 1, 2 and Lot 3 except South 12.5 feet; Lots 9, 10 and Lot 8 except South 12.5 feet. All in J.W. Hartzog's Addition.

Together with:

Lots 4, 5, 6, 7, & the South 12.5 feet of Lot 3 and the South 12.5 feet of Lot 8. All in J.W. Hartzog's Addition.

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

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

Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2015-0004 (Group 3 on plan)
Bill Number: Z-15-02-16
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 2.02 acres of property from R1-Single Family Residential to C1-Professional Office and Personal Services

Location: 2100 Beacon 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.

Related Petitions: REZ-2015-0002, 0003, 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-Single Family Residential and future changes to the property require Board of Zoning Appeals approvals or future rezoning petitions.

Department of Planning Services
 Rezoning Petition Application

Applicant	Applicant <u>Parkview Health System, Inc.</u>		
	Address <u>10501 Corporate Drive, Post Office Box 5600</u>		
	City <u>Fort Wayne</u>	State <u>Indiana</u>	Zip <u>46895-5600</u>
	Telephone <u>260-373-8404</u>	E-mail <u>darrell.gerig@parkview.com</u>	

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

All staff correspondence will be sent only to the designated contact person.

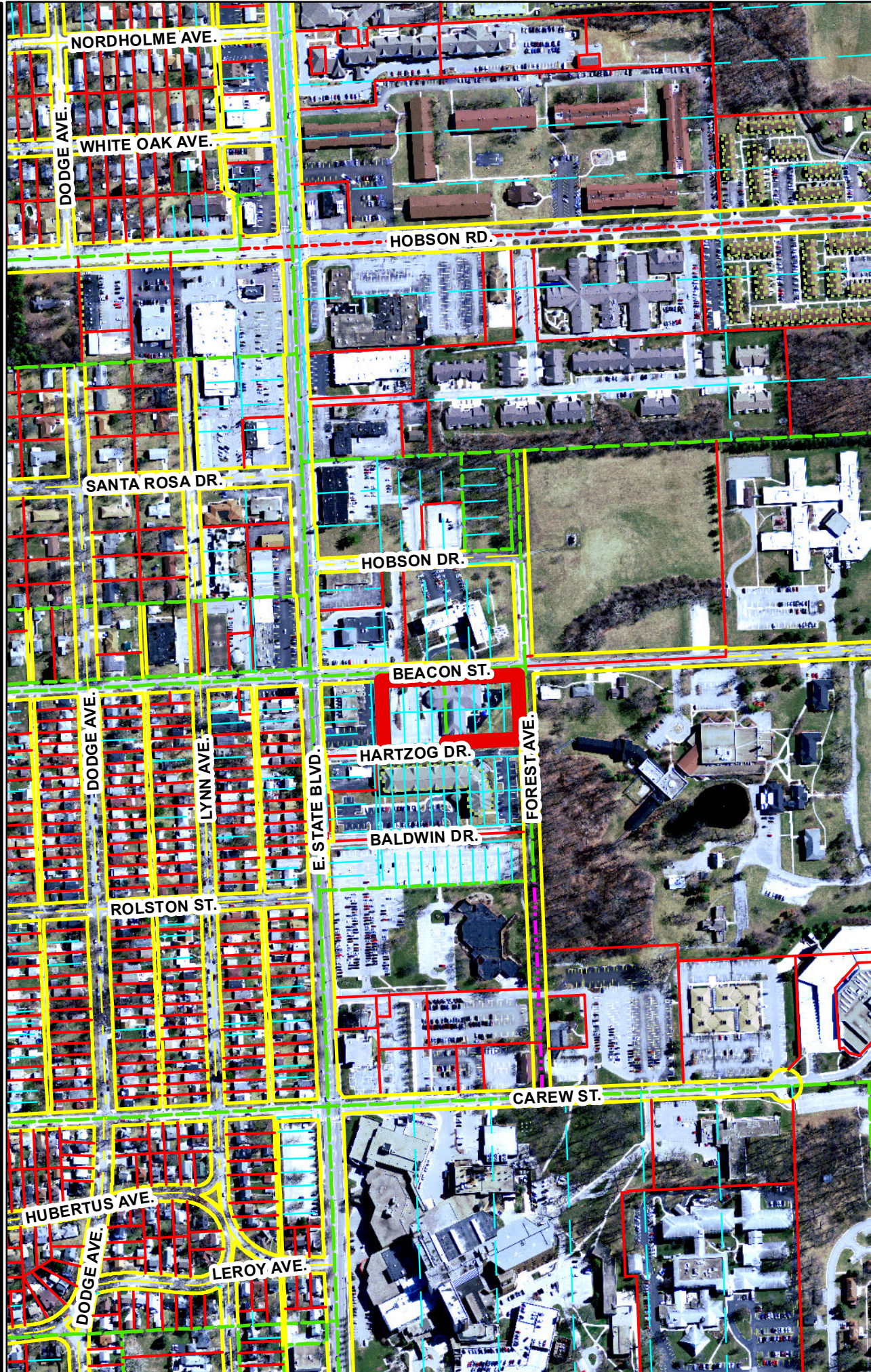
Request	☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction	
	Address of the property <u>2100 Beacon Street</u>	
	Present Zoning <u>R-1</u>	Proposed Zoning <u>C-1</u>
	Acreage to be rezoned <u>See Exhibit "A" attached</u>	
	Proposed density <u>N/A</u> units per acre	
	Township name <u>St. Joseph</u>	Township section # <u>31</u>
Purpose of rezoning (attach additional page if necessary) <u>To permit the use of the property for the following: health care, medical offices, hospital, and related uses</u>		
Sewer provider <u>City of Fort Wayne</u> Water provider <u>City of Fort Wayne</u>		

Filing Requirements	<i>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.</i>	
	☐ 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: (printed name of applicant)	<u>James A Witmer</u> (signature of applicant)	<u>1/29/15</u> (date)
Parkview Hospital, Inc. f/k/a (printed name of property owner)	(signature of property owner)	(date)
Parkview Memorial Hospital, Inc. by: (printed name of property owner)	<u>James A Witmer</u> (signature of property owner)	<u>1/29/15</u> (date)
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
2/3/15	117011	3/9/15	Per-2015-0004

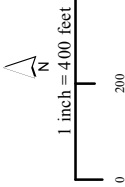


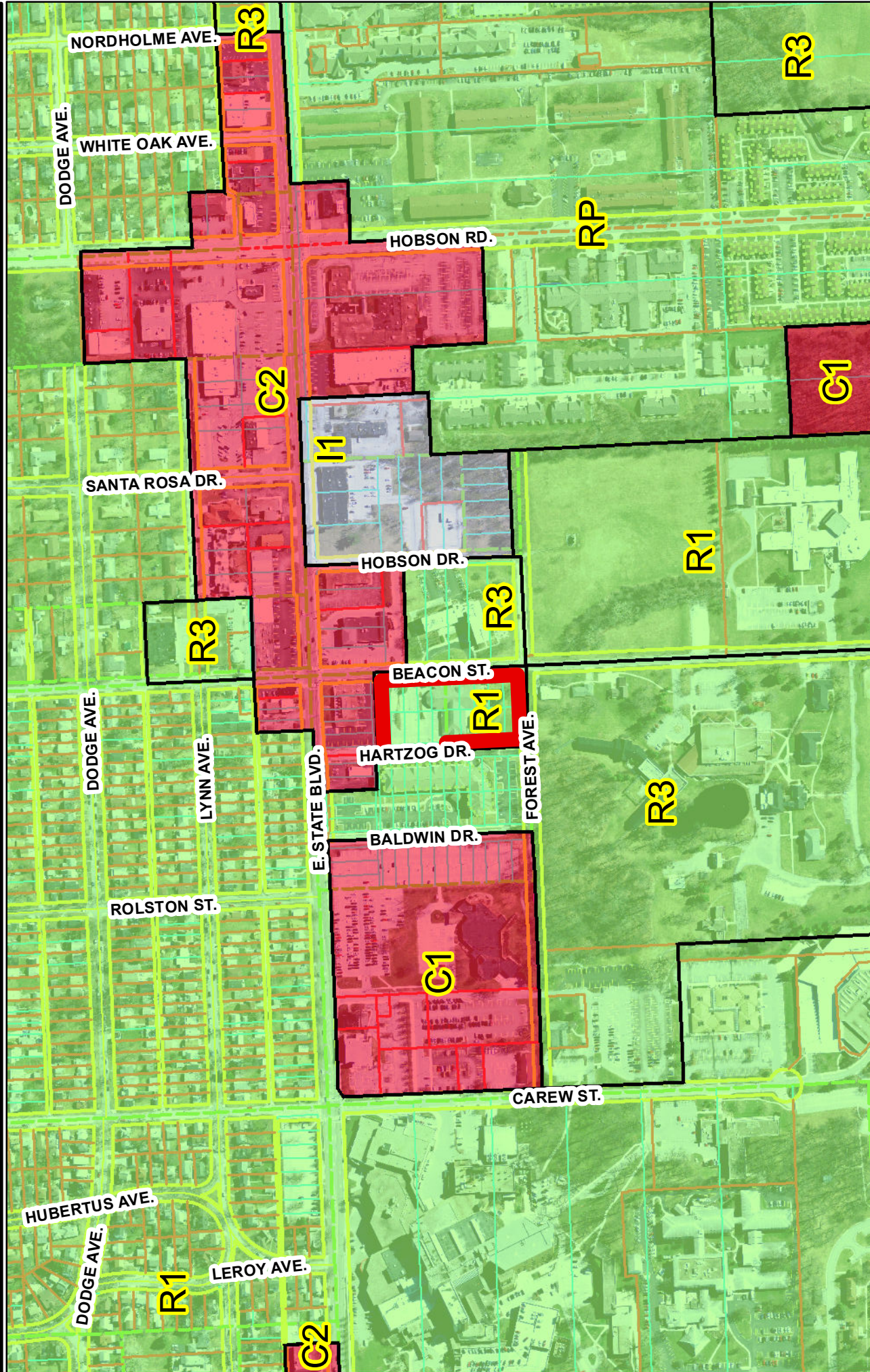
Project boundaries represented by bold colored lines are for representational purposes only.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 2/16/2015





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Parcel	Common Name	Address	Owner of Deed of Record	Document Number	Br/et Legal Description	Zoning
A	Parkview Hospital	2200 Randallia	"Parkview Hospital, Inc. f/k/a Fort Wayne Methodist Hospital, Incorporated	379-560	Lots 15, 16, 18 and part of 12 of the Mary Jane Randall's Subdivision	
B	Parkview Hospital	2200 Randallia	Parkview Hospital, Inc. f/k/a Parkview 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 663 page 8	Part of Lots 11 and 12 of Mary Jane Randall's Subdivision	R1
D	Charter Beacon	2020 Beacon Street Old Grace Presbyterian Church	Parkview Health System, Inc. Parkview Health System, Inc.	2000479111 200005830	20 acres Lots 1 through 14 in Baldwin Heirs Addition	R1 C1
F	Greenview	1900 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	83-48356 93-51147 83-87568 73-17407 84-34407 94-34469 83-72543	Carow Street Medical Park Phase 1-A: B-1 and B-2 N. 18 E. Unit B-3 and B-10 EX 20.14' & B-4 & E 18'; Unit B-5, B-6, B-9, B-14 W 43' of S 21'; Unit B-7, Unit B-8, Unit B-11, B-9 W 20.14'.	R1
G	Parkview Main Unit Parking Lot	2200 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	84-021962	S 80 ft. of N 481.5 ft. of West 165 ft. of NW 1/4 of SE 1/4 of S 31, T 31 N, R 13E	C1
H	Senior's foundation	2120 Carow Street	Parkview Hospital, Inc.	98005681	5/4 acres	C1
I	MRI (FMR) Radiology	2110 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	95-02498	43 acres	R3
J	Parkview Health & Fitness (Behind)	3000 E. State Boulevard (Behind)	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	88-013233	E 1/2 Lots 17 and 18 Prize Gardens Addition	R1
K	East side of Hartzog	2100 Beacon Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-00140	Lots 42, 43, 44, 45, 53, 54, 55, 56 and portion of Lots 46 and 52 of Baldwin Heirs Addition	R1
L	South side of State	2426 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	88-02747	Portions of Lots 2 and 3 of Hobson's Addition and a portion of Lot 4	C1
M	Southeast portion of campus	2925, 2927, and 2929 Forest Avenue	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	88-046246	Lots 4, 5 and 6 of C.A. Lindemuth's Subdivision	I1
N	East side of Hartzog	2100 Beacon Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-030467 89-02872 88-050234	Lots 2 through 9 of J.W. Hartzog's Addition	R1
O	South side of State	2210 Colony Court	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	88-023746	Portions of Lots 4, 5, 6, 7 of Hobson's Addition	C1
P	West of Hobson's Addition	2210 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-001641	S 48 ft. of W 165 ft. NW 1/4 NW 1/4 SE 1/4	C1
Q	West side of Colony Court	2211 Colony Court Court	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	74-22708 72-19413 73-19414 72-25406	Lots 9, 10, 11, 12, 13 and 14 of Hobson's Addition	C1
R	West side of Colony Court	2211 Colony Court Court	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	75-02927	Lot 8 and South 17 feet of Lot 7 in Hobson's Addition	C1
S	East side of Carow Street	2441 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	88-027496	Parcel just west of the main hospital portion of Lots 2 and 3 of Hobson's Addition	I1
T	Parkview Health & Fitness	3000 East State Boulevard, 2216 Hobson Drive	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	88-024199 88-013233	Lots 1, 2, 19 and 20 in Prize Gardens Addition	C1
U	East side of Beacon Street	2100 Beacon Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	89-028272	Lots 1 and 10 of J.W. Hartzog's Addition	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	205027621	Unit 22	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	205003146	Unit 21	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	205008178	Unit 19	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	205008178	Unit 18 and 14	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	205003141	Unit 6	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 6	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 11	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 15	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 9	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 12	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 4	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 7	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 21	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 2	R1
V	Carew Medical Park	1818 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	Unit 3	R1
V	Carew Medical Park	1700 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-005633	5.00 acres	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	2007039462	Unit 18	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	2012363632	Unit 20	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	2009363632	Unit 10	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	2009363634	Unit 19	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	2009000006	Unit 8	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	2009000006	Unit 10	R1
V	Carew Medical Park	1818 Carow Street	Parkview Health System, Inc.	2004052902	Unit 17	R1
W	Oncology Center	2500 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	73-21091	1/4 of NW 1/4 of NW 1/4 of SE 1/4 of S 31/T 31 N/R 13E	C1
X	Northeast Corner of Hobson Drive and East State Boulevard (Behind)	2006 East State Boulevard	Parkview Hospital, Inc.	980024353	Lot 3 in Prize Gardens Addition, except the North 100 feet	
Y	Rentals on Hobson Drive	2094 and 2919 Forest Avenue, 2109 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 Carow Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	81-014484	3.61 acres except 43 acres	R3
AA	Fort Wayne Oekologyng, 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 (Lots 46 & 52)
BB	Northeast Corner of Hobson Drive and East State Boulevard	2006 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	970010132	North 100 feet of Lot 3 of Prize Gardens Addition	I1
CC	Fort Wayne Oekologyng, LLC	1009 Carow Street	Park Center, Inc.	206012392	Part of Lots 8 and 11 Mary Jane Randall's Subdivision	R1
DD	First Care MOB	1155 Hobson Road	Parkview Health System, Inc.	2010135329	J H Feichters Garden View N 250 of S 2000 Lots 8 and 9 of S 40' E 40' of S 40' E 4	

* 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



Parkview Randallia Rezoning Groups 1 through 7 Reference Map



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Date: 2/17/2015