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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-2015-0007 (Group 6 on plan)
Z-15-02-19
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 1.65 acres of property from R3-Multiple Family Residential to C1-Professional Office and Personal Services

Location:

1515 Hobson Road

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 Health System, Inc.

Related Petitions:

REZ-2015-0002, 0003, 0004, 0005, 0006, 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 R3-Multiple 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.

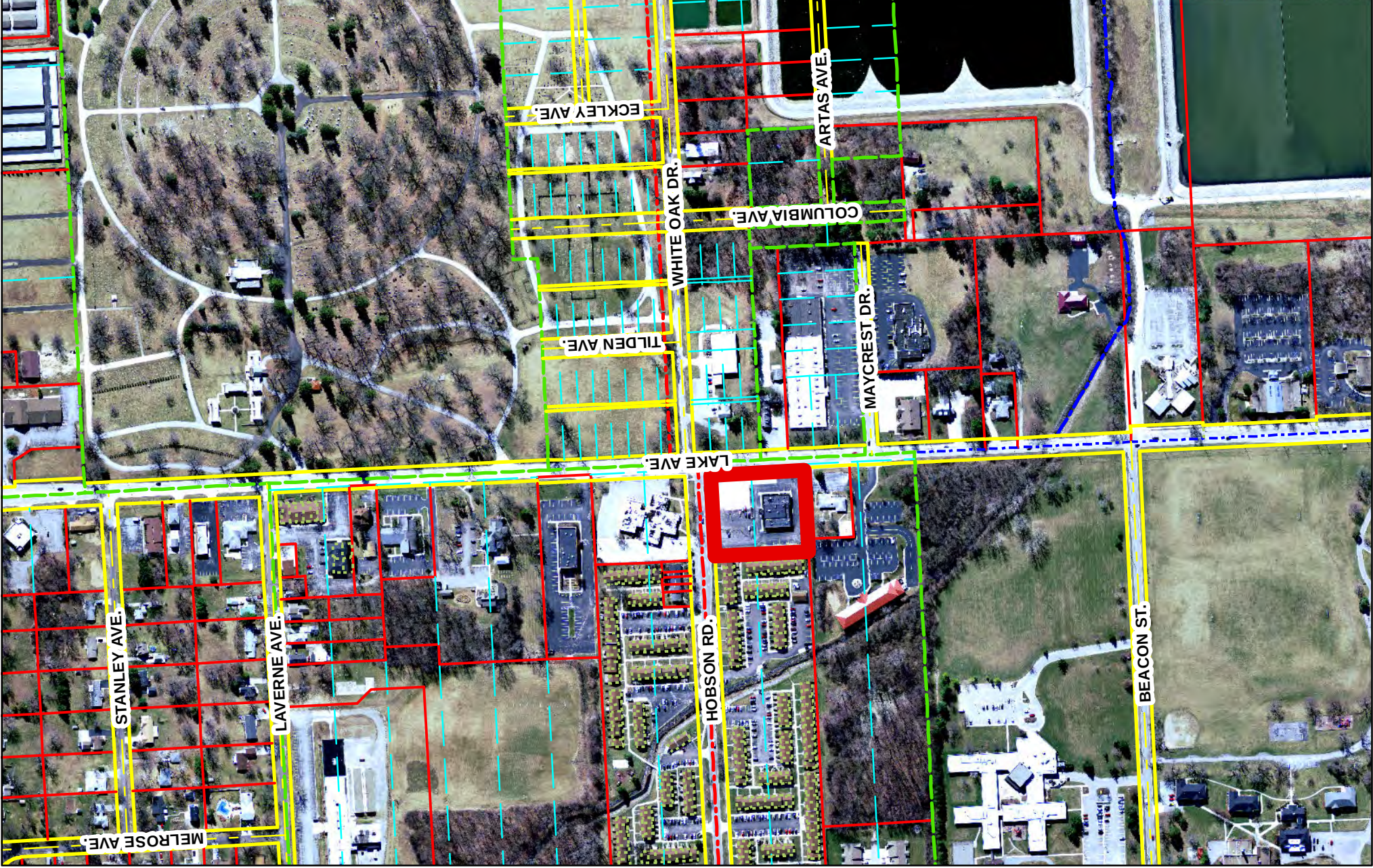
Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction				
	Address of the property		1515 Hobson Road			
	Present Zoning	R-3	Proposed Zoning	C-1	Acreage to be rezoned	See Exhibit "A" attached
	Proposed density	N/A		units per acre		
	Township name	St. Joseph	Township section #	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>James A Witmer</u>	<u>1/29/15</u>
(printed name of applicant)	(signature of applicant)	(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)
_____	_____	_____
(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.
2/3/15	117011	3/9/15	KC2-2015-0007

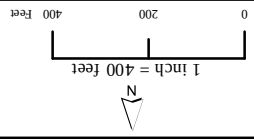


Project boundaries represented by bold colored lines are for representational purposes only.

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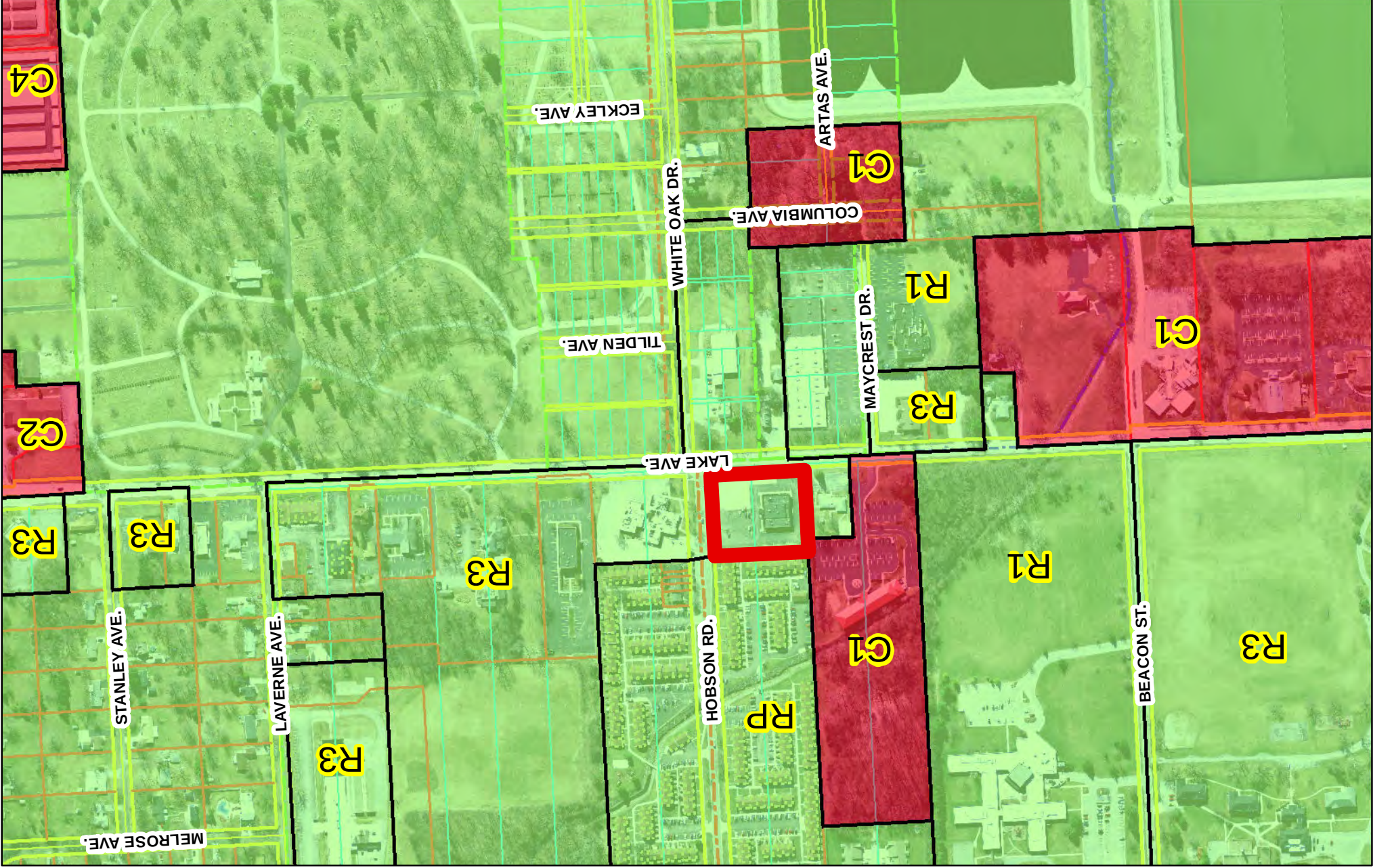
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 2/16/2015





Rezoning Petition REZ-2015-0007

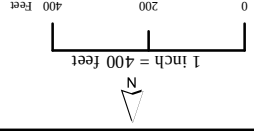


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Parkview Randalia Rezoning Groups 1 through 7 Reference Map



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