1	#REZ-2015-0007					
2	BILL NO. Z-15-02-19					
3	ZONING MAP ORDINANCE NO. Z					
4	AN ORDINANCE amending the City of Fort Wayne					
5	Zoning Map No. Q-14 (Sec. 31 of St. Joseph Township)					
6	BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:					
7	SECTION 1. That the area described as follows is hereby designated a C1					
8						
9	(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV					
10	of the Code of the City of Fort Wayne, Indiana:					
11	The North 250.0 feet of the South 270.0 feet of Lots Numbered 3 and 4 in J.H.					
12	Feichter's Garden View Addition to the City of Fort Wayne, Allen County, Indian as recorded in Plat Record 7, page 3, except the East 40.0 feet of said Lot Number dedicated for Hobson Road right-of-way and except a 10-foot x 10-foot corner cut dedicated in Document Number 79-12978 in the Office of the Recorder of Alle					
13						
14	County, Indiana.					
15						
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						
20	SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.					
21						
22	Council Member					
23	ADDROVED AS TO FORM AND LEGALITY					
24	APPROVED AS TO FORM AND LEGALITY:					
25	Carol T. Helton, City Attorney					
26	Caron 1. Mellon, Only Automay					
27						
28						

City of Fort Wayne Common Council DIGEST SHEET

Department of Planning Services

Zoning Map Amendment Title of Ordinance:

REZ-2015-0007 (Group 6 on plan) Z-15-02-19 Case Number: Bill Number:

2-Russ Jehl Council District:

February 24, 2015

Introduction Date:

March 9, 2015 Public Hearing Date: Plan Commission

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

Plan Commission

To rezone approximately 1.65 acres of property from R3-Multiple Family Residential to C1-Professional Office and Personal Services Synopsis of Ordinance:

1515 Hobson Road Location: To permit the use of the property for health care, medical offices, hospital and Reason for Request:

related uses.

Parkview Health System, Inc. Applicant: Parkview Health System, Inc. Property Owner: REZ-2015-0002, 0003, 0004, 0005, 0006, 0008 Related Petitions: Property will be rezoned to C1-Professional Office and Personal Services Effect of Passage:

which will bring the existing uses into compliance with the ordinance as uses

by right and allow future medical related uses.

The property will remain zoned R3-Multiple Family Residential and future changes to the property may require Board of Zoning Appeals approvals or Effect of Non-Passage:

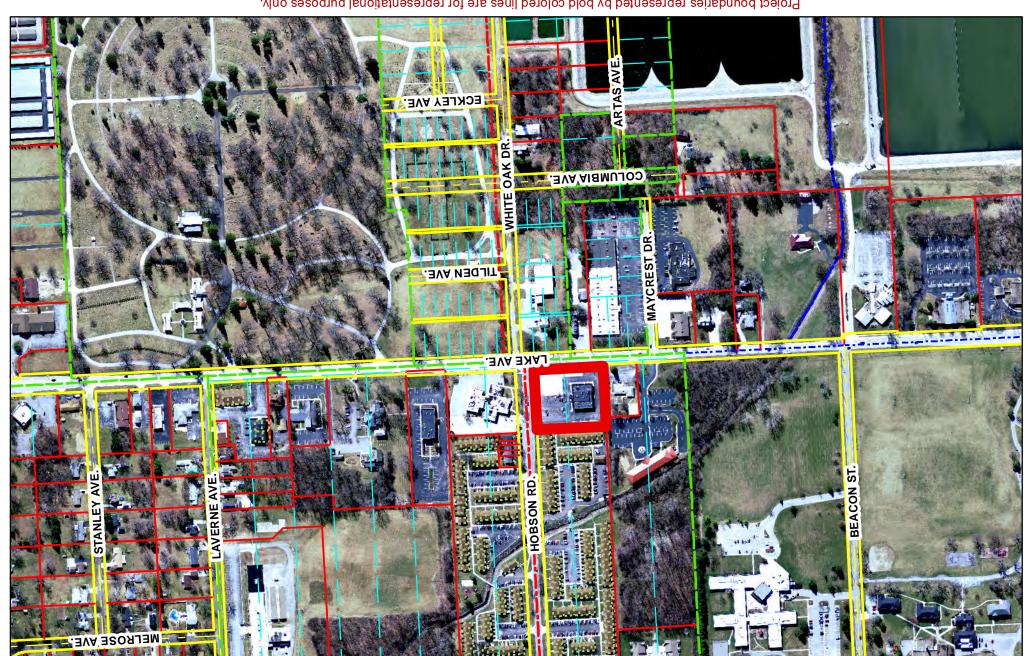
future rezoning petitions.

Department of Planning Services Rezoning Petition Application

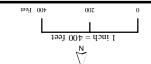
	Applicant Parkview Health System, Inc.						
5	Address 10501 Corporate Drive, Post Office Box 5600						
	City For	t Wayne	State Indiana	Zip 46895-5600			
A l	Telephon	_e 260-373-8404		g@parkview.com			
		5.4.6.14.11	(D. M. II				
Contact Person	Contact Person Peter G. Mallers of Beers Mallers Backs & Salin, LLP						
	_	110 West Berry Stre		10000			
	City For	t Wayne	_ State Indiana	Zip 46802			
	Telephon	e 260-426-9706	_ E-mail pgmallers@	beersmallers.com			
	All staff correspondence will be sent only to the designated contact person.						
quest		County Planning Juris of the property 1515 H	•	rt Wayne Planning Jurisdict	ion		
				Acreage to be rezoned See I	Exhibit "A" attached		
		density N/A		_			
	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						
ıts	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.						
ing ements	☐ Applicable filing fee						
	☐ Appli	Applicable number of surveys showing area to be rezoned (plans must be folded)					
Fil Requir	☐ Legal Description of parcel to be rezoned ☐ Rezoning Questionnaire (original and 10 copies) County Rezonings Only						
1/XX/o	*				50 paraont of the		
property de Ordinance to the hand I/we agree	escribed in th as well as all ling and dispo	is application; that I/we agre procedures and policies of the osition of this application; that County the cost of notifying the	te to abide by all provisions of the Allen County Plan Commissi the above information is true	am/we are the owner(s) of more than of the Allen County Zoning and Sulon as those provisions, procedures ar and accurate to the best of my/our kn at the rate of \$0.85 per notice and a put	bdivision Control nd policies related owledge; and that		
Parkvie	ew Health	System, Inc. by:	James a W	itmen //	29/15		
(printed nat	me of applica	nt)	(signature of applicant)	(date)	: /		
Parkview Health System, Inc. by:			James a b	Itmen 1/	29/15		
(printed na	me of propert	y owner)	signature of property own	er) (date)			
(printed name of property owner)			(signature of property own	er) (date)	-		
(printed name of property owner)			(signature of property own	er) (date)			
	ceived	Receipt No.	Hearing Date	Petition No	•		
2/3/	15	117011	3/9/15	Lez-2015-	0007		







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

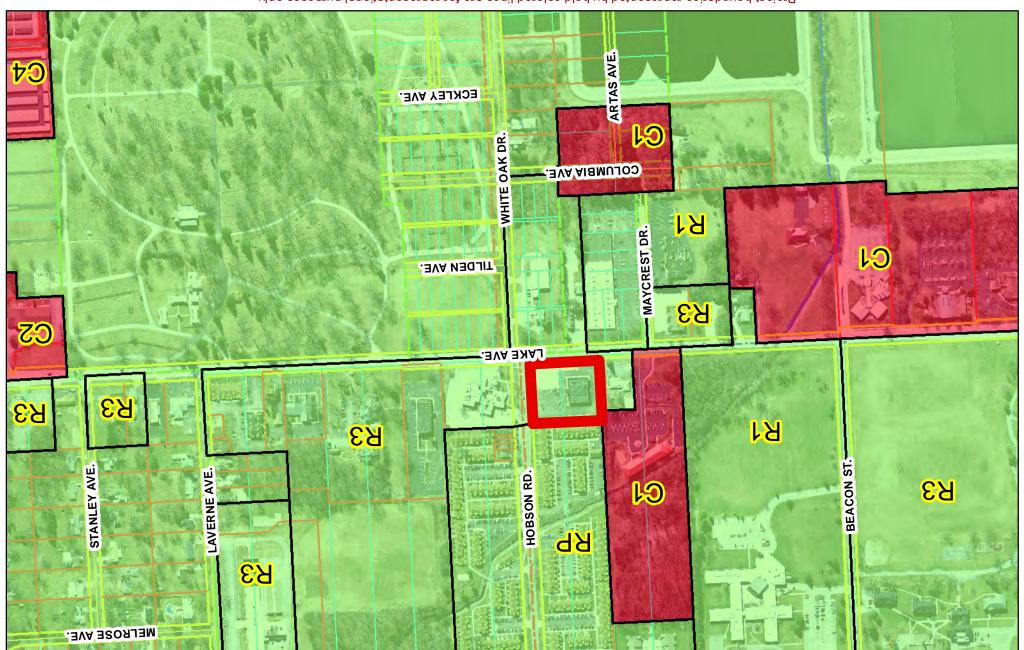


© 2004 Board of Commissioners of the County of Allen North American Blaum 1983 State Plane Coordinate System, Indiana East Photos and Contours: Spring 2009

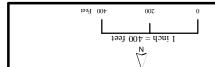
Although strict accumery standards have been employed in the complations of this map, Allen County of one story or warrant or guarantee and distributes not not make and distribute story or the very of the standard properties and all labelity resulting from any entry of the standard properties of the standard properties of the standard properties of the standard properties are standard properties.





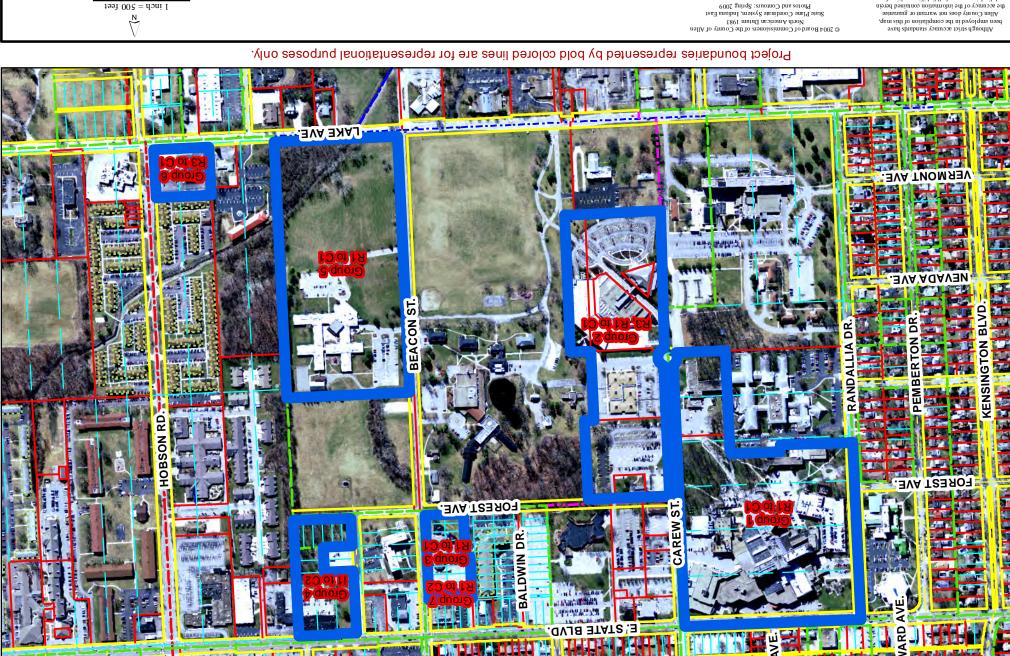


Project boundaries represented by bold colored lines are for representational purposes only.



© 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 artict accuracy standards have been employed in the compilation of this map. Allon County does not warrant or guarantee the accuracy of the information countined bretin and disclaims any and all liability resulting from any entry of the information counting in this map.







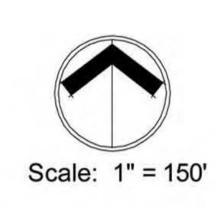
Date: 2/17/2015



Existing Zoning Map Parkview Randallia Campus

Fort Wayne, Indiana January 2015





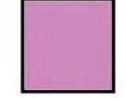


* Articles of Reorganization were filed on September 22, 1953 under Parkview Memorial Hospital,

R1 - SINGLE FAMILY RESIDENTIAL



R-3 - MULTIPLE FAMILY RESIDENTIAL



C1 - PROFESSIONAL OFFICES AND PERSONAL SERVICES



C2 - LIMITED COMMERCIAL



11 - LIMITED INDUSTRIAL