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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-2015-0008 (Group 7 on plan)
Bill Number: Z-15-02-20
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 0.11 acres of property from R1-Single Family Residential to C2-Limited Commercial

Location: 2730 East State Boulevard

Reason for Request: To permit the use of the property for health care, medical offices, hospital and related uses, as well as limited commercial uses.

Applicant: Parkview Health System, Inc.

Property Owner: Parkview Health System, Inc.

Related Petitions: REZ-2015-0002, 0003, 0004, 0005, 0006, 0007

Effect of Passage: Property will be rezoned to C2-Limited Commercial. The property is a 22 foot wide strip adjacent to a C2 parcel and consists of a portion of the commercial parking lot. Rezoning this strip will bring the existing use into compliance with the ordinance as a use by right.

Effect of Non-Passage: The property will remain zoned R1-Single 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 <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>2730 East State Boulevard</u>	
	Present Zoning <u>R-1</u>	Proposed Zoning <u>C-2</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>		

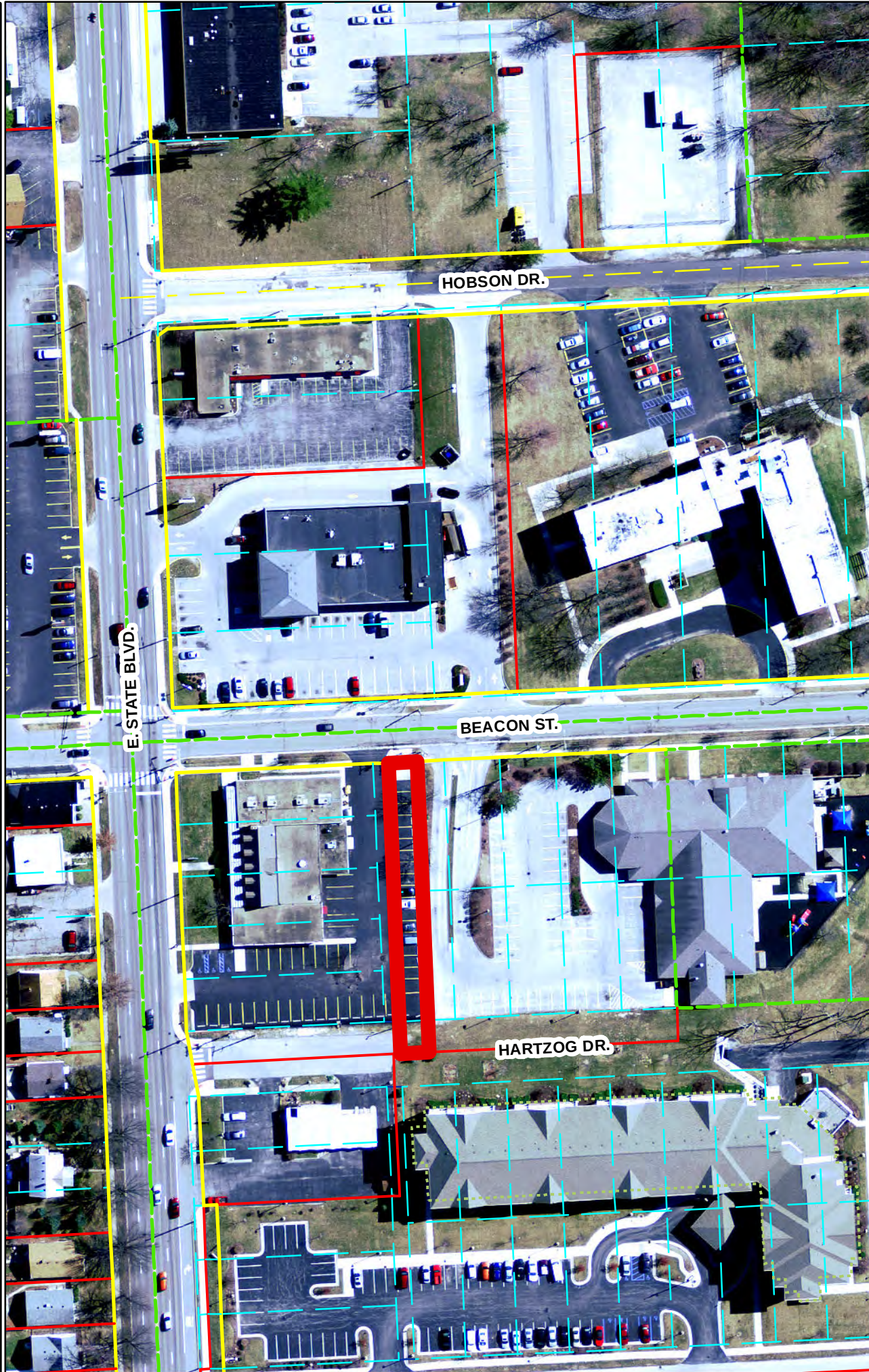
Filing Requirements	<i>Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.</i>	
	☐ Applicable filing fee	
	☐ Applicable number of surveys showing area 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:	<u>James A. Witmer</u>	<u>1/29/15</u>
(printed name of applicant)	(signature of applicant)	(date)
_____	_____	_____
(printed name of property owner)	(signature of property owner)	(date)
_____	_____	_____
(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	Re2-2015-0008

Rezoning Petition REZ-2015-0008

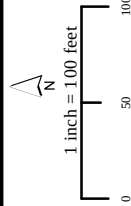


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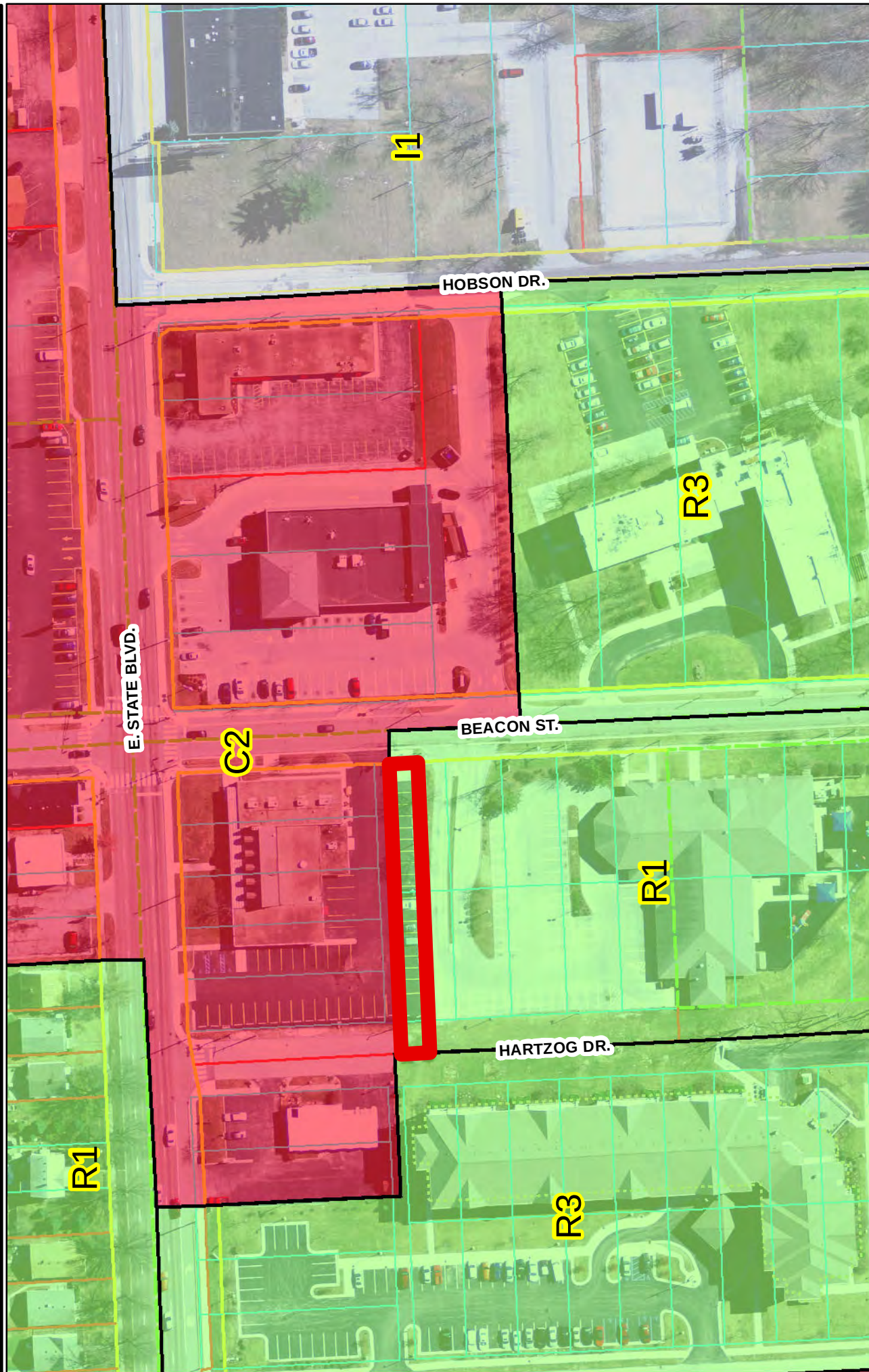
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

Date: 2/16/2015





Rezoning Petition REZ-2015-0008

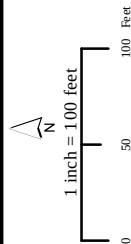


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Parcel	Common Name	Address	Owner of Deed of Record	Document Number	Brief Legal Description	Zoning Classification
A	Parkview Hospital	2200 Randallia	Parkview Hospital, Inc. f/k/a Fort Wayne Methodist Hospital, Incorporated	379-560	Lots 15, 16, 19 and part of 12 of the Mary Jane Randall's Subdivision	R1
B	Parkview Hospital	2200 Randallia	Parkview Hospital, Inc. f/k/a 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 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 Heis Addition	C1
F	Greenview	1900 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	93-48356 93-61147 93-67588 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 S-10 Ex. W. 20' 1/4' & B-4 E. 18' 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.	84-021882	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, R13E	C1
H	Seniors/Foundation MRI (F/W Radiology)	2120 Carew Street	Parkview Hospital, Inc.	980052681	.574 acres	C1
I		2110 Carew Street	Parkview Memorial Hospital, Inc.	95-024198	.43 acres	R3
J	Parkview Health & Fitness (Behind)	3000 E. State Boulevard (Behind)	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	86-013233	E 1/2 Lots 17 and 18 Prize Gardens Add.	I1
K	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 46 and 52 of Baldwin Addition	R1
L	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
M	Southeast portion of campus	2925, 2927, and 2929 Forest Avenue	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	86-046246	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 89-028872 86-020234	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.	86-026746	Portions of Lots 4, 5, 6, 7 of Hobson's Addition	C1
P	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 1/4 NW 1/4 SE 1/4	C1
Q	West side of Colony Court	2211 Colony Court	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	74-22706 73-18413 73-18414 72-24406	Lots 9, 10, 11, 12, 13 and 14 of Hobson's Addition	C1
R	West side of Colony Court	2211 Colony 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 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
T	Parkview Health & Fitness	3000 East State Boulevard, 2216 Hobson Drive	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	95-024199 86-013233	Lots 1, 2, 19 and 20 in Prize Gardens Addition	I1
U	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
V	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.	205023145	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	Units 13 and 14	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	205003141	Unit 16	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.	2012039632	Unit 20	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	207024394	Unit 1	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.	2009000009	Unit 8	R1
V	Carew Medical Park	1819 Carew Street	Parkview Health System, Inc.	2009000009	Unit 23	R1
V	Carew Medical Park	1819 Carew Street	Parkview Health System, Inc.	204025092	Unit 17	R1
W	Oncology Center	2600 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	73-27091	E 1/2 of NW 1/4 of NW 1/4 of SE 1/4 of S 31/T31NR13E	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

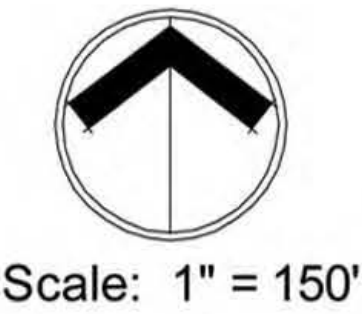
January 2015



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





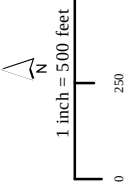
Parkview Randallia Rezoning Groups 1 through 7 Reference Map



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Date: 2/17/2015