

Lots Four (4), Five (5) and Six (6) in C. L. LINDEMUTH'S SUBDIVISION, being a subdivision of Lots Fifteen (15) and Sixteen (16) Prize Gardens Addition, according to the plat thereof, recorded in Plat Book 9, page 40, in the Office of the Recorder of

1 Allen County, Indiana, more commonly known as 2925, 2927 and 2929 Forest
2 Avenue, Fort Wayne, Indiana.

3 Together with:

4 Lots 1, 2, and 3 C.A. LINDEMUTH'S SUBDIVISION, being a Subdivision of Lots
5 15 and 16 Prize Garden Addition, according to the plat thereof (P.B. 9, p. 40).

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

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

11 _____
Council Member

12 APPROVED AS TO FORM AND LEGALITY:

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14 _____
15 Carol T. Helton, City Attorney
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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-2015-0005 (Group 4 on plan)
Bill Number: Z-15-02-17
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 3.70 acres of property from I1-Limited Industrial to C2-Limited Commercial

Location: 2906 and 3000 E. State, 2904, 2919, 2925 and 2929 Forest Avenue, 2108 and 2216 Hobson Drive

Reason for Request: To permit the use of the property for health care, medical offices, hospital and related uses, and health and fitness club/fitness center.

Applicant: Parkview Health System, Inc.

Property Owner: Parkview Hospital, Inc., Parkview Memorial Hospital, Inc.

Related Petitions: REZ-2015-0002, 0003, 0004, 0006, 0007, 0008

Effect of Passage: Property will be rezoned to C2-Limited Commercial which is a more compatible zoning district with uses along State Boulevard and would allow retail uses should the property be redeveloped in the future.

Effect of Non-Passage: The property will remain zoned I1-Limited Industrial, which allows the current use as a fitness center, but could allow more intensive uses that may not be compatible with the neighborhood should the property be redeveloped.

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

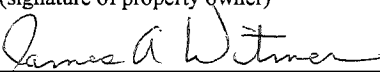
Contact Person	Contact Person	Peter G. Mallers of Beers Mallers Backs & Salin, LLP		
	Address	110 West Berry Street, Suite 1100		
	City	Fort Wayne	State	Indiana
	Zip	46802		
Telephone	260-426-9706		E-mail	pgmallers@beersmallers.com

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

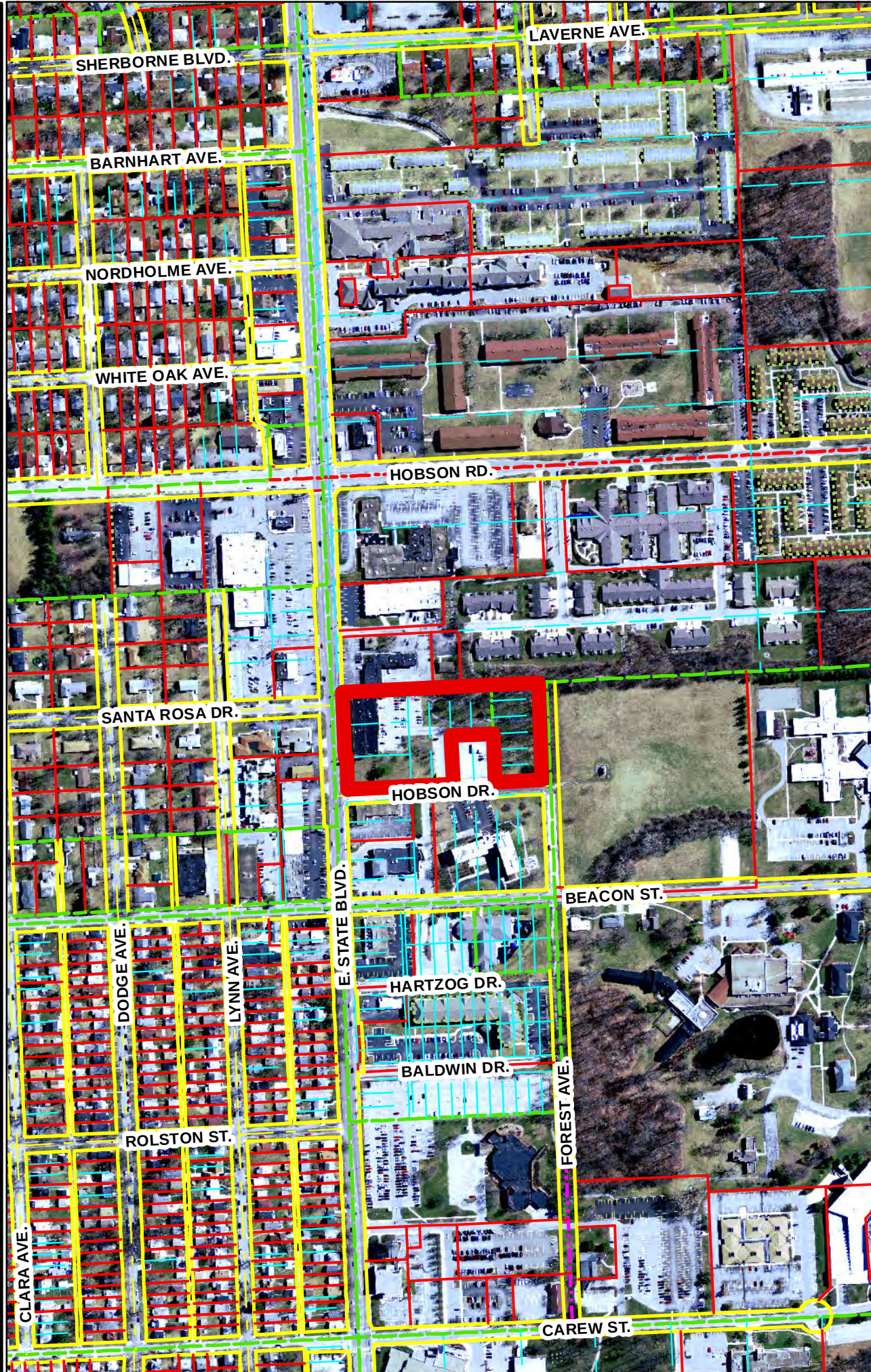
Request	☐ Allen County Planning Jurisdiction	☒ City of Fort Wayne Planning Jurisdiction							
	Address of the property		See Exhibit "A" attached						
	Present Zoning	I-1	Proposed Zoning	C-2					
	Acreage to be rezoned	See Exhibit "B" attached							
	Proposed density	N/A		units per acre					
	Township 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, and health and fitness club/fitness center				
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>1/29/15</u>
(printed name of applicant)	(signature of applicant)	(date)
Parkview Hospital, Inc. f/k/a		
(printed name of property owner)	(signature of property owner)	(date)
Parkview Memorial Hospital, Inc. by:		<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)

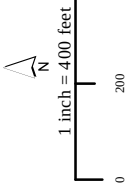
Received	Receipt No.	Hearing Date	Petition No.
2/3/15	117011	3/9/15	Rez 2015 - 0005



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

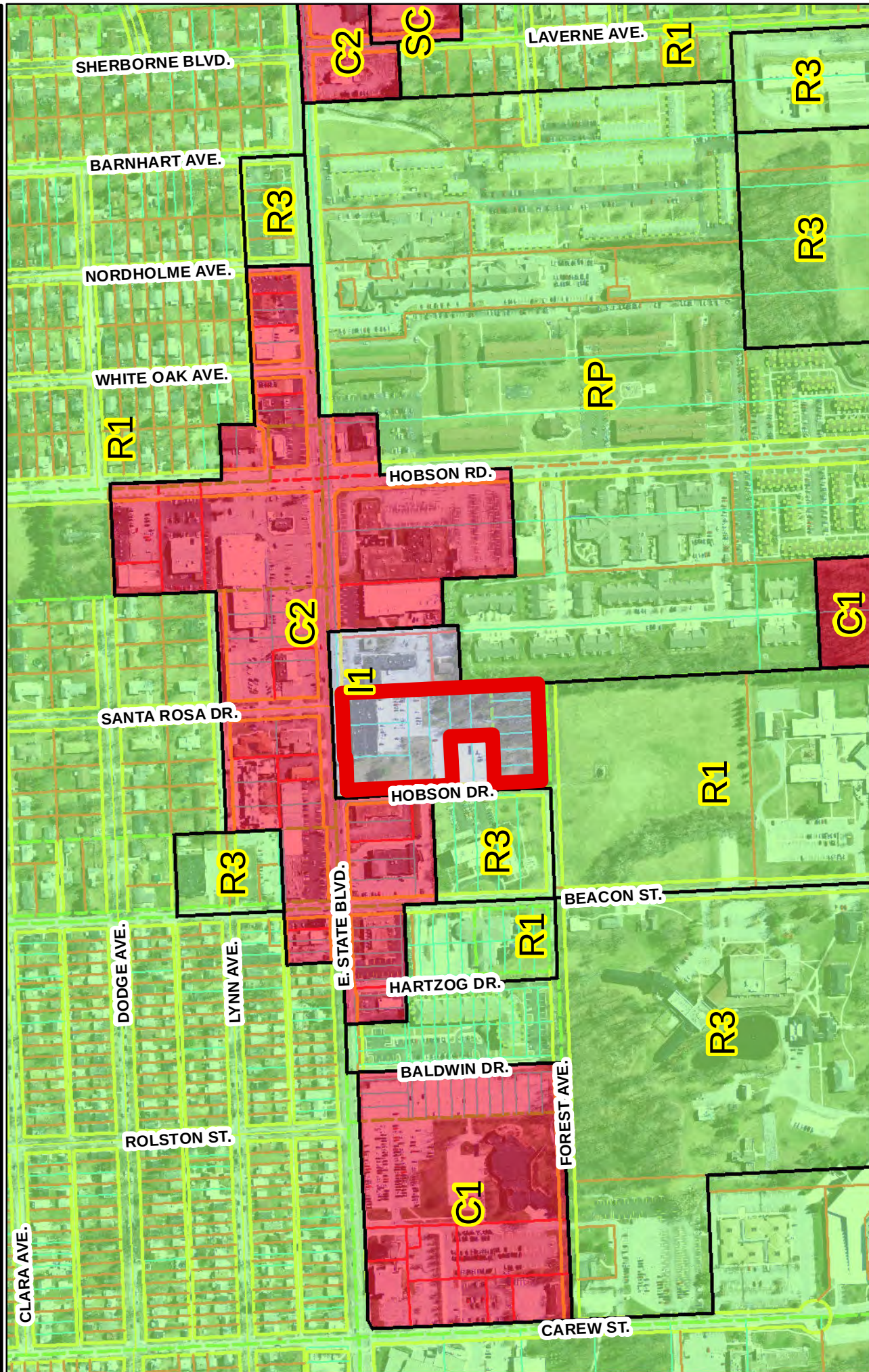
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State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009

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Date: 2/16/2015

Rezoning Petition REZ-2015-0005

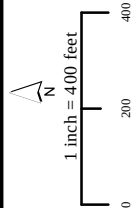


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Parkview Randallia Rezoning Groups 1 through 7 Reference Map



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1 inch = 500 feet

0 250 500 Feet