#REZ-2015-0006

BILL NO. Z-15-02-18

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:

Part of the West Half of the East Half of the Southeast Quarter of Section 31, Township 31 North, Range 13 East, in the City of Fort Wayne, Allen County, Indiana, more particularly described as follows, to wit:

Beginning at the point of intersection of the East line of the West Half of the East Half of said Southeast Quarter with the North right-of-way line of Lake Avenue, said point being situated 40.0 feet, North 00 degrees 05 minutes 20 seconds West from the Southeast corner of said West Half; thence North 00 degrees 05 minutes 20 seconds West, on and along said East line, a distance of 1345.28 feet; thence North 90 degrees 00 minutes West and parallel to the South line of said Southeast Quarter, a distance of 637.36 feet to a point on the East right-of-way line of Beacon Street; thence South 00 degrees 03 minutes East, on and along said East right-of-way line, being situated parallel to and 25.0 feet Easterly of the West line of the East Half of said Southeast Quarter, a distance of 1320.28 feet to the point of intersection of said East right-of-way line with said North right-of-way line of Lake Avenue; thence South 45 degrees 01 minutes 30 seconds East, on and along said North right-of-way line, a distance of 35.37 feet; thence South 90 degrees 00 minutes East, continuing along said North right-of-way line, being situated parallel to and 40.0 feet Northerly of the South line of said Southeast Quarter, a distance of 613.27 feet to the point of beginning, containing 19.691 acres of land, subject to all easements of record.

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-2015-0006 (Group 5 on plan)
Bill Number:	Z-15-02-18
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 19.68 acres of property from R1-Single Family Residential to C1-Professional Office and Personal Services
Location:	1720 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 Health System, Inc.

Related Petitions:	REZ-2015-0002, 0003, 0004, 0005, 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 campus 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 1720 Beacon Street
Present Zoning R-1 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.

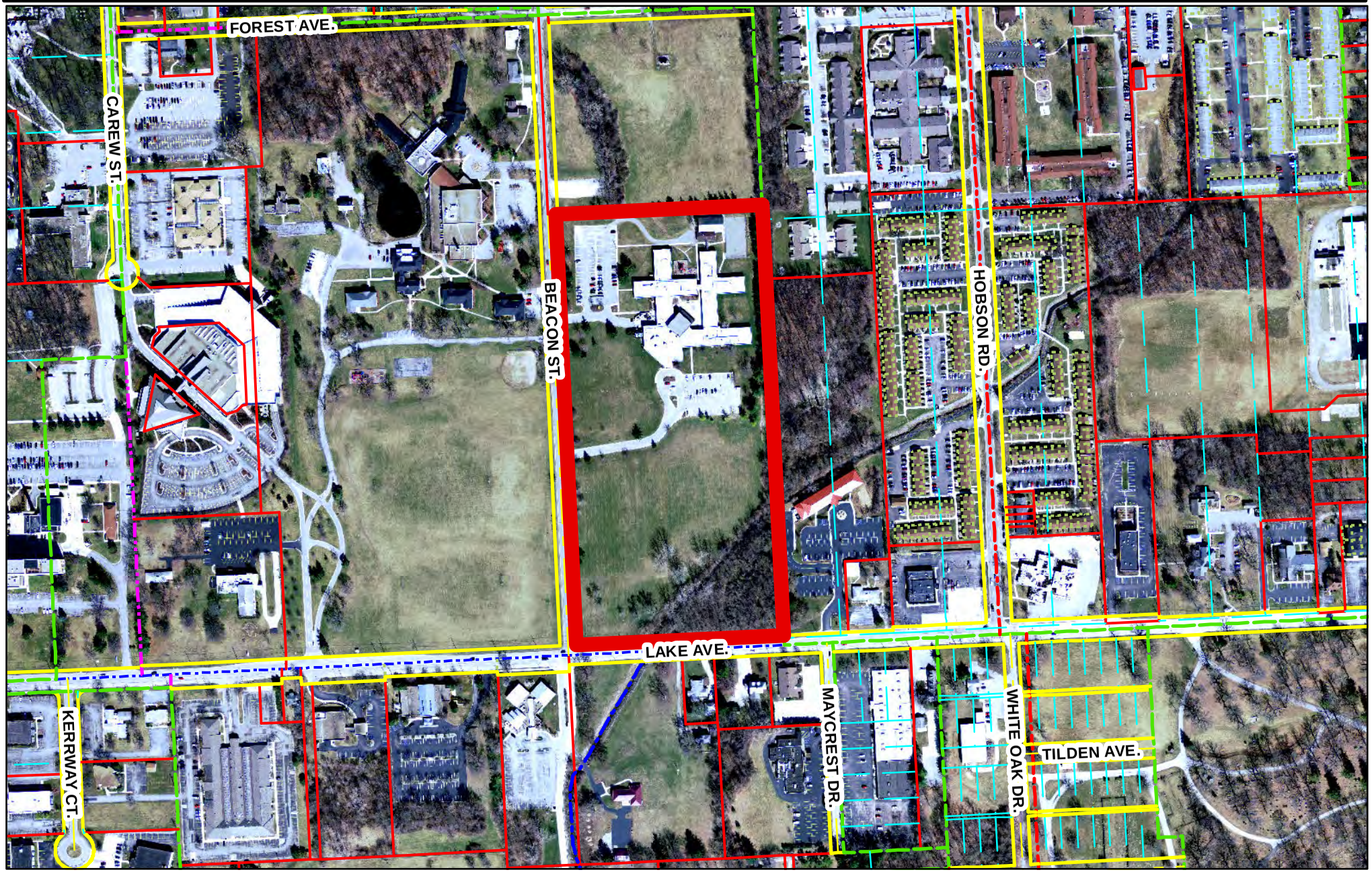
☐ Applicable filing fee
☐ Applicable number of surveys showing area to be rezoned (plans **must be folded**)
☐ Legal Description of parcel to be rezoned
☐ Rezoning Questionnaire (original and 10 copies) County Rezonings Only

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:	James A Witmer	1/29/15
(printed name of applicant)	(signature of applicant)	(date)
Parkview Health System, Inc. by:	James A Witmer	1/29/15
(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	Rez-2015-0006

Rezoning Petition REZ-2015-0006



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

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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

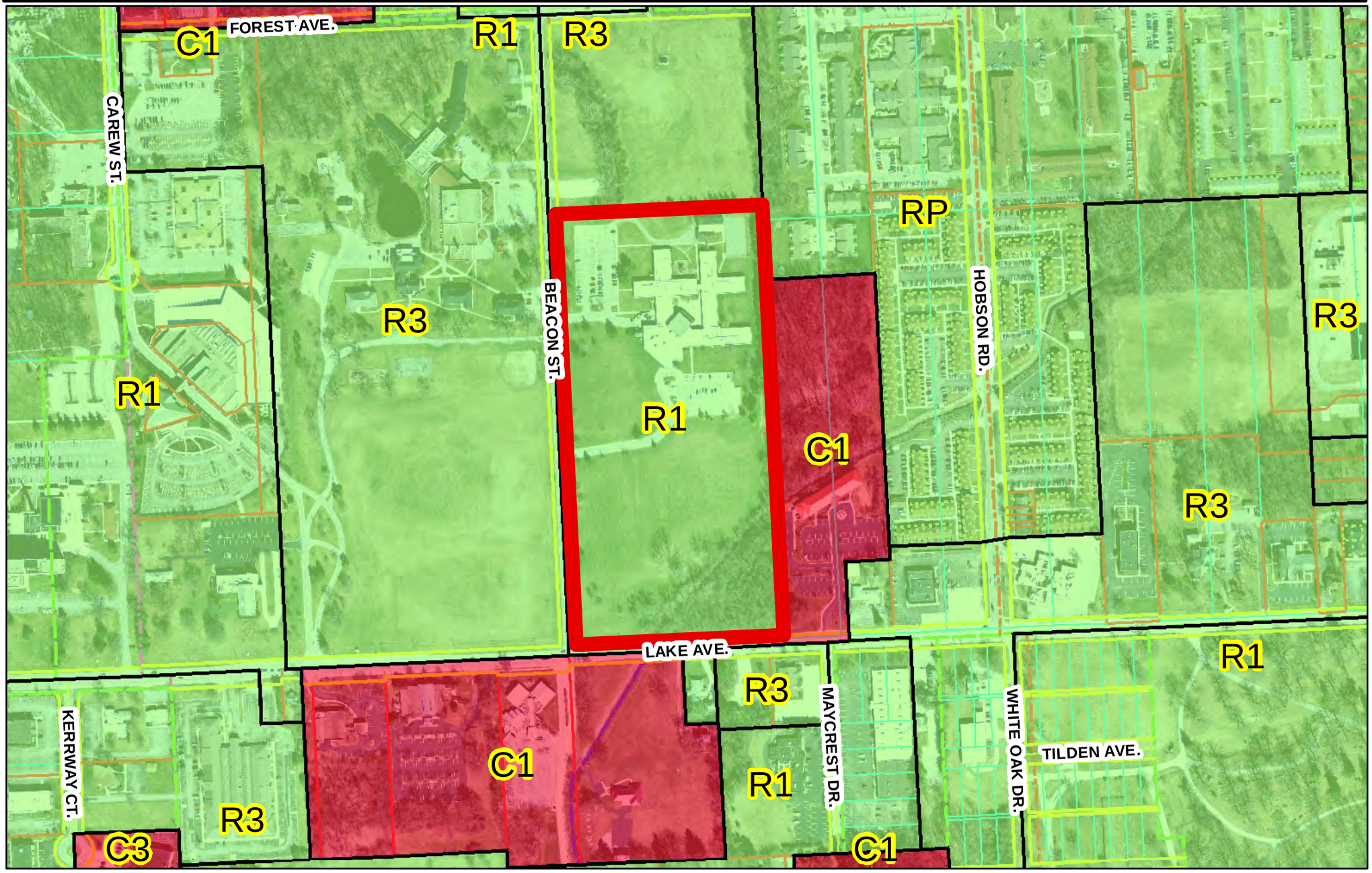
Date: 2/16/2015

N

1 inch = 400 feet

0 200 400 Feet

Rezoning Petition REZ-2015-0006



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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 Heirs Addition	C1
F	Greenview	1900 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	93-48356 93-61147 93-67568 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 B-10 EX W. 20.14' & B-4 E 18'; Unit B-5, B-6, B-9, B-4 W 4'3" 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.	84-021982	S 80 ft. of N 481.5 ft. of West 165 ft. of NW ¼ of SE ¼ of S 31, T 31 N, R13E	C1
H	Seniors/Foundation	2120 Carew Street	Parkview Hospital, Inc.	980052681	.574 acres	C1
I	MRI (FW Radiology)	2110 Carew Street	Parkview Hospital, Inc. f/k/a 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 ½ 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 Heirs 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 86-050234	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.	86-026746	Portions of Lots 4, 5, 6, 7 of Hobson's Addition	C1
P	West of Hobson's Addition	2210 Carew Street	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	90-001641	S 498 ft. of W 165 ft, NW ¼ NW ¼ SE ¼	C1
Q	West side of Colony Court	2211 Colony Court	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	74-22706 73-19413 73-19414 75-25406	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.	205003145	Unit 21	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	205006178	Unit 19	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	2050015540	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.	2012035632	Unit 20	R1
V	Carew Medical Park	1818 Carew Street	Parkview Health System, Inc.	207024394	Unit 10	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.	2009000006	Unit 8	R1
V	Carew Medical Park	1819 Carew Street	Parkview Health System, Inc.	2009000006	Unit 23	R1
V	Carew Medical Park	1819 Carew Street	Parkview Health System, Inc.	204025092	Unit 17	R1
W	Oncology Center	2500 East State Boulevard	Parkview Hospital, Inc. f/k/a Parkview Memorial Hospital, Inc.	73-27091	E ½ of NW ¼ of NW ¼ of SE ¼ of S 31T31NR13E	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

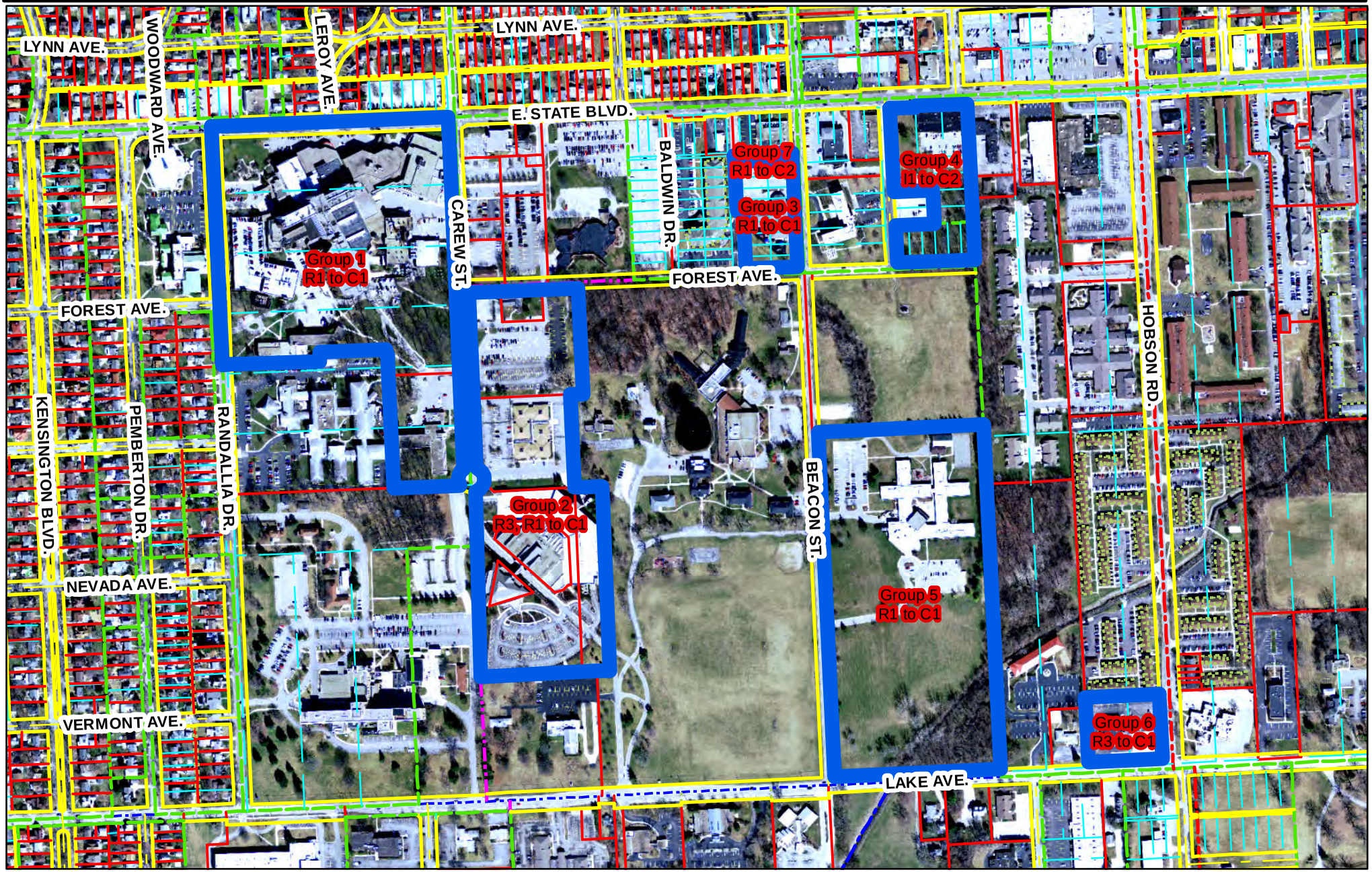
I1 - LIMITED INDUSTRIAL

Existing Zoning Map
Parkview Randallia Campus
Fort Wayne, Indiana
January 2015

The LandPlan Group , LLC
Planners
Landscape Architects
Civil Engineers
Land Surveyors
108 West Columbia Street
Fort Wayne, Indiana 46802
Phone: 260.422.2522
Fax: 260.422.1832
tlpg@landplangroup.com

Scale: 1" = 150'

Parkview Randalia Rezonings Groups 1 through 7 Reference Map



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