

#REZ-2015-0017

BILL NO. Z-15-04-10

ZONING MAP ORDINANCE NO. Z-_____

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. A-02 (Sec. 11 of Aboite 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:

**LEGAL DESCRIPTION (TRACT 16 – INVERNESS CENTRE PLANNED
DEVELOPMENT)**

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 30 NORTH,
RANGE 11 EAST OF THE SECOND PRINCIPAL MERIDIAN IN ALLEN COUNTY,
INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A PK NAIL AT THE NORTHEAST CORNER OF SAID
NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 07 MINUTES 35 SECONDS
WEST, (ADJOINING DESCRIPTIONS BEARING AND BASIS OF BEARINGS TO
FOLLOW), A DISTANCE OF 1322.63 FEET ALONG THE NORTH LINE OF SAID
NORTHEAST QUARTER AND THE CENTERLINE OF STATE ROAD 14 TO THE
WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE
SOUTH 00 DEGREES 01 MINUTES 26 SECONDS EAST, A DISTANCE OF 1400.70
FEET ALONG SAID WEST LINE TO A 5/8" STEEL REBAR SET AT THE POINT OF
BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 89 DEGREES
18 MINUTES 40 SECONDS EAST, A DISTANCE OF 303.87 FEET TO A 5/8" STEEL
REBAR SET ON A TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A
RADIUS OF 450.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, A
DISTANCE OF 469.04 FEET WITH A CENTRAL ANGLE OF 59 DEGREES 43
MINUTES 13 SECONDS AND A CHORD OF 448.10 FEET BEARING NORTH 59
DEGREES 27 MINUTES 03 SECONDS EAST TO A 5/8" STEEL REBAR SET, THENCE
NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 69.64 FEET
TO A 5/8" STEEL REBAR SET; THENCE NORTH 21 DEGREES 18 MINUTES 02
SECONDS EAST, A DISTANCE OF 119.78 FEET TO A 5/8" STEEL REBAR SET;
THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, A DISTANCE OF
60.00 FEET TO A 5/8" STEEL REBAR SET; THENCE SOUTH 26 DEGREES 51
MINUTES 14 SECONDS EAST, A DISTANCE OF 439.03 FEET TO A 5/8" STEEL
REBAR SET ON THE NORTH LINE OF INVERNESS LAKES EXTENDED
SUBDIVISION AS RECORDED IN PLAT CABINET D, PAGE 162 IN THE OFFICE OF
THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 58 DEGREES 47
MINUTES 53 SECONDS WEST, A DISTANCE OF 96.76 FEET ALONG SAID NORTH
LINE TO A 5/8" STEEL REBAR SET; THENCE SOUTH 34 DEGREES 13 MINUTES 10

1 SECONDS WEST, A DISTANCE OF 72.69 FEET ALONG SAID NORTH LINE TO A
2 5/8" STEEL REBAR SET; THENCE SOUTH 37 DEGREES 59 MINUTES 18 SECONDS
3 WEST, A DISTANCE OF 103.92 FEET ALONG SAID NORTH LINE TO A 5/8" STEEL
4 REBAR SET; THENCE SOUTH 74 DEGREES 12 MINUTES 10 SECONDS WEST, A
5 DISTANCE OF 193.43 FEET ALONG SAID NORTH LINE TO A 5/8" STEEL REBAR
6 SET; THENCE SOUTH 32 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE
7 OF 132.57 FEET ALONG SAID NORTH LINE TO A 5/8" STEEL REBAR SET; THENCE
8 NORTH 79 DEGREES 41 MINUTES 50 SECONDS WEST, A DISTANCE OF 105.77
9 FEET ALONG SAID NORTH LINE TO A 5/8" STEEL REBAR SET; THENCE NORTH
10 89 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 88.93 FEET
11 ALONG SAID NORTH LINE TO A 5/8" STEEL REBAR SET; THENCE SOUTH 78
12 DEGREES 13 MINUTES 09 SECONDS WEST, A DISTANCE OF 133.62 FEET ALONG
13 SAID NORTH LINE TO A 5/8" STEEL REBAR SET; THENCE NORTH 87 DEGREES
14 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 65.15 FEET ALONG SAID
15 NORTH LINE TO A 5/8" STEEL REBAR SET; THENCE SOUTH 90 DEGREES 00
16 MINUTES 00 SECONDS WEST, A DISTANCE OF 154.25 FEET ALONG SAID NORTH
17 LINE TO A 5/8" STEEL REBAR ON THE WEST LINE OF THE EAST HALF OF SAID
18 NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 26 SECONDS
19 WEST, A DISTANCE OF 362.17 FEET ALONG SAID WEST LINE TO THE POINT OF
20 BEGINNING, CONTAINING 8.577 ACRES, MORE OR LESS.

21 and the symbols of the City of Fort Wayne Zoning Map No. A-02 (Sec. 11 of Aboite
22 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
23 Wayne, Indiana is hereby changed accordingly.

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

26 _____
27 Council Member

28 APPROVED AS TO FORM AND LEGALITY:

29 _____
30 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-2015-0017
Bill Number: Z-15-04-10
Council District: 4-Mitch Harper

Introduction Date: April 28, 2015

Plan Commission
Public Hearing Date: May 11, 2015

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

Synopsis of Ordinance: To rezone approximately 8.58 acres of property from RP-Planned Residential to C1-Professional Office and Personal Services

Location: 8049 Glencarin Boulevard

Reason for Request: To permit the use of the property for a physical rehabilitation facility and related uses.

Applicant: MS Fort Wayne, LLC

Property Owner: Interstate Properties, LLP

Related Petitions: Primary Development Plan, Main Street-Fort Wayne

Effect of Passage: Property will be rezoned to C1-Professional Office and Personal Services which will allow the development of a 71,000 square foot physical rehabilitation facility.

Effect of Non-Passage: The property will remain zoned RP-Planned Residential and may develop with multiple family permitted uses.

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant MS Fort Wayne, LLC attn: Kara Strickland
Address 14390 Clay Terrace Blvd., Suite 205
City Carmel State IN Zip 46032
Telephone 317.582.6200 E-mail kstrickland@maininvest.com

Contact Person
Contact Person Margaret Blum (as agent)
Address 21 S. Evergreen Ave., Ste. 200
City Arlington Heights State IL Zip 60005
Telephone 224.310.5067 E-mail mblum@greenbergfarrow.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 8049 Glencarin Blvd., Fort Wayne, IN 46804
Present Zoning RP/C1 Proposed Zoning C1 Acreage to be rezoned 8.58
Proposed density N/A units per acre
Township name 30 North Township section # 11
Purpose of rezoning (attach additional page if necessary) The site is currently primarily zoned as RP with portions also zoned as C1. Rezoning the entire site to C1 would allow for the proposed facility to be permitted under Medical Facility/Assisted Living/Adult Care Home/Rehabilitation Facility.
Sewer provider AquaIndiana Water provider City of Ft. 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.

Kara Strickland

(printed name of applicant)

(signature of applicant)

(date)

INTERSTATE PROPERTIES A

(printed name of property owner)

(signature of property owner)

(date)

TODD CHAFFEE

(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.
<u>4/7/15</u>	<u>117442</u>	<u>5/11/15</u>	<u>REC-2015-0017</u>

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant MS Fort Wayne, LLC attn: Kara Strickland
Address 14390 Clay Terrace Blvd., Suite 205
City Carmel State IN Zip 46032
Telephone 317.582.6200 E-mail kstrickland@maininvest.com

Contact Person
Contact Person Margaret Blum (as agent)
Address 21 S. Evergreen Ave., Ste. 200
City Arlington Heights State IL Zip 60005
Telephone 224.310.5067 E-mail mblum@greenbergfarrow.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 8049 Glencarin Blvd., Fort Wayne, IN 46804
Present Zoning RP/C1 Proposed Zoning C1 Acreage to be rezoned 8.58
Proposed density N/A units per acre
Township name 30 North Township section # 11
Purpose of rezoning (attach additional page if necessary) The site is currently primarily zoned as RP with portions also zoned as C1. Rezoning the entire site to C1 would allow for the proposed facility to be permitted under Medical Facility/Assisted Living/Adult Care Home/Rehabilitation Facility.
Sewer provider AqualIndiana Water provider City of Ft. 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.

Kara Strickland

(printed name of applicant)



(signature of applicant)

3/31/15

(date)

(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)

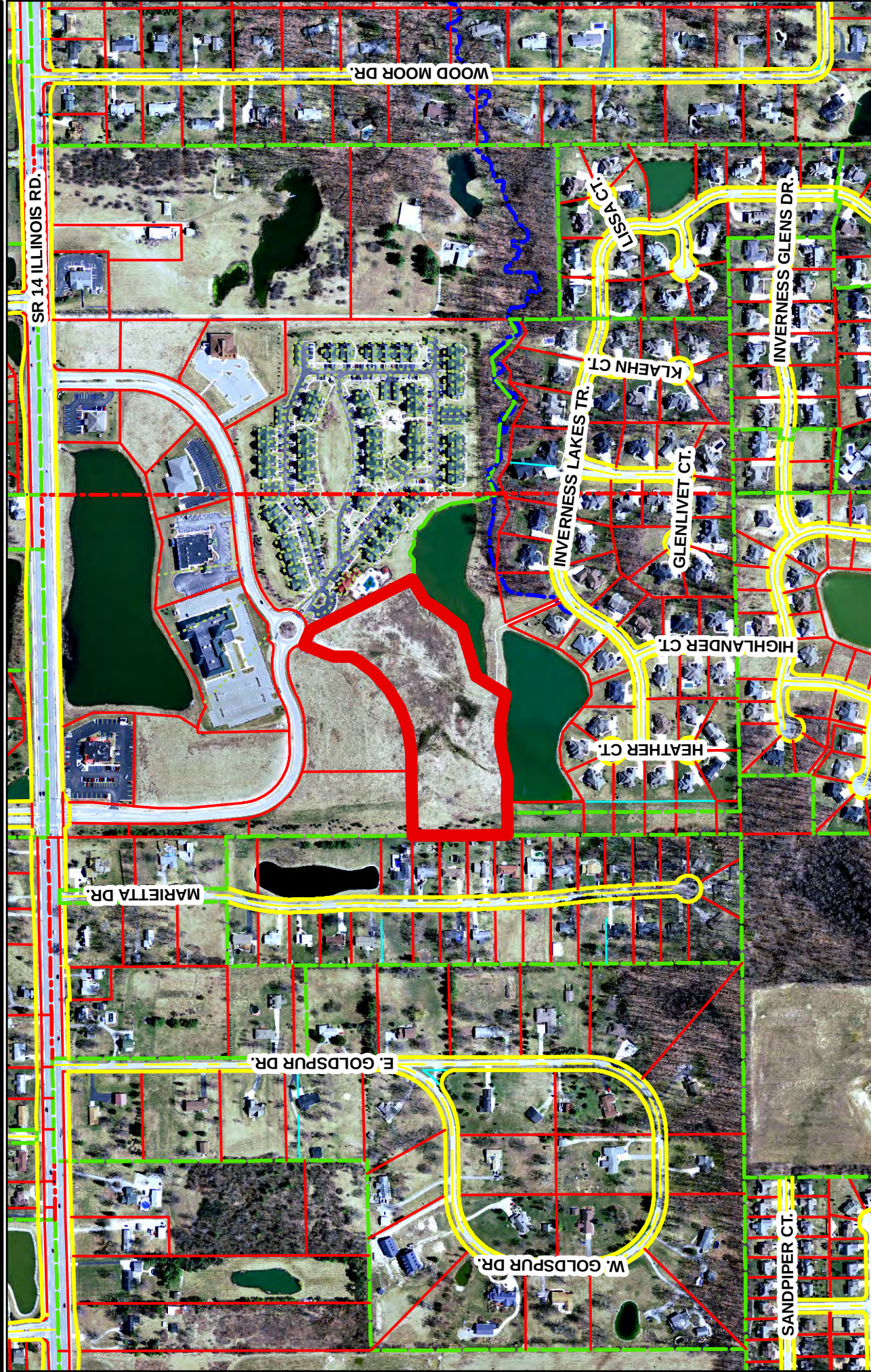
(signature of property owner)

(date)

Received	Receipt No.	Hearing Date	Petition No.
<u>4/7/2015</u>	<u>117442</u>	<u>5/11/15</u>	<u>Re2-2015-0017</u>



Rezoning Petition REZ-2015-0017 and Primary Development Plan - Main Street Fort Wayne

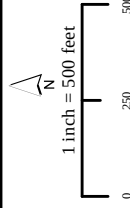


Project boundaries represented by bold colored lines are for representational purposes only.

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.

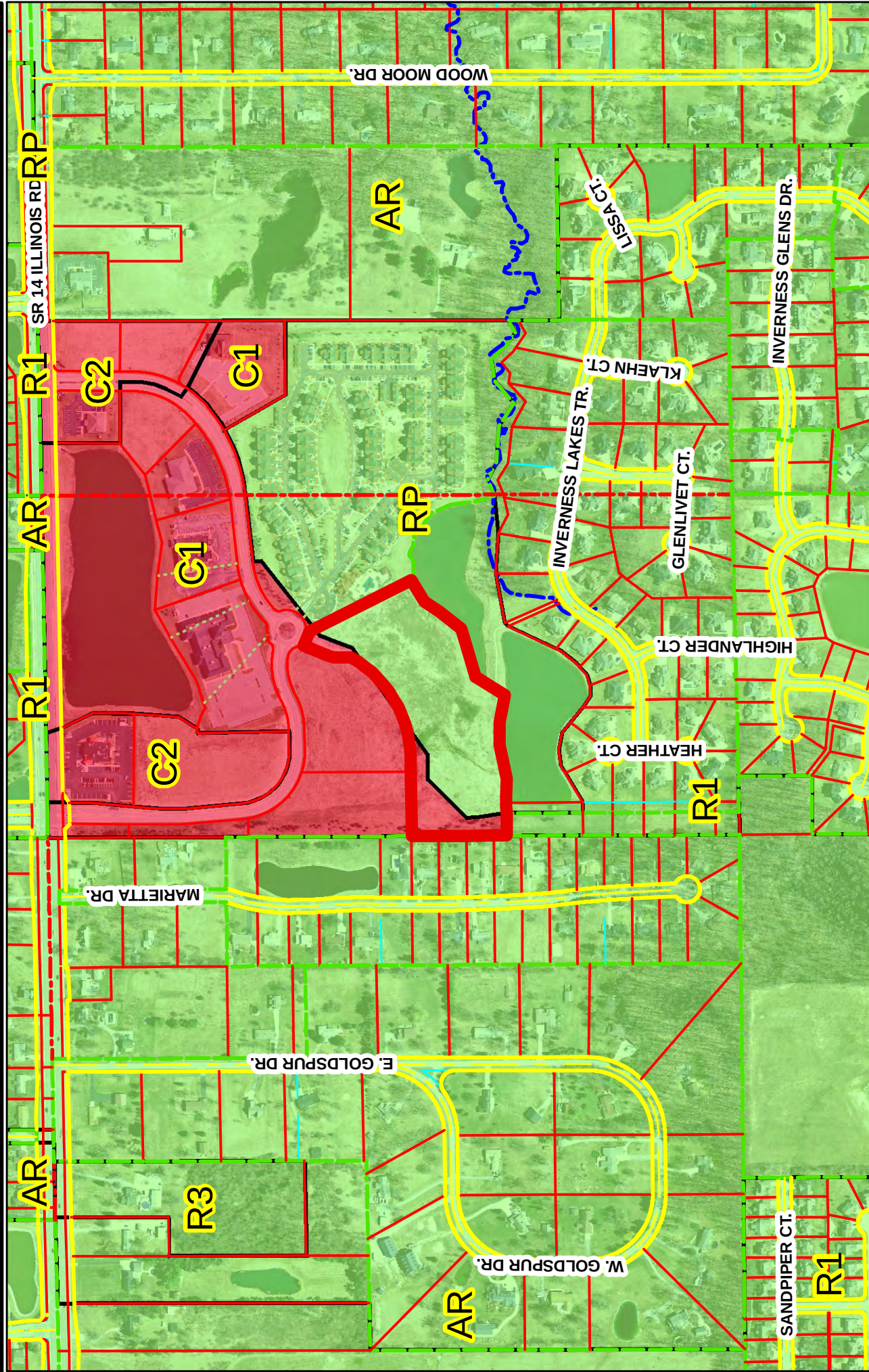
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring, 2009

Date: 4/21/2015





Rezoning Petition REZ-2015-0017 and Primary Development Plan - Main Street Fort Wayne

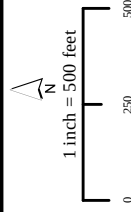


Project boundaries represented by bold colored lines are for representational purposes only.

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.

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

Date: 4/21/2015



UTILITY PROVIDERS:

GAS:
NORTHERN INDIANA PUBLIC SERVICE COMPANY (NIPSCO)
JOHN HIRE
1501 HALE AVENUE
FORT WAYNE, IN 46802
TELE: 260-439-1249
EMAIL: JHIRE@NISOURCE.COM

ELECTRIC:
INDIANA MICHIGAN POWER
BOB HARBER
P.O. BOX 60
FORT WAYNE, IN 46801
TELE: 260-408-1865

TELEPHONE:
FRONTIER COMMUNICATIONS
JUSTIN KOSCHER
8001 WEST JEFFERSON BLVD.
FORT WAYNE, IN 46804
TELE: 260-461-2288
EMAIL: JUSTIN.KOSCHER@FTR.COM

SANITARY SEWER:
AQUA INDIANA, INC.
MICHELLE BUFFENBARGER
1111 W. HAMILTON ROAD S.
FORT WAYNE, IN 46814
TELE: 260-625-4700 EXT. 55230
EMAIL: MBUFFENBARGER@AQUAAMERICA.COM

WATER:
FORT WAYNE DEVELOPMENT SERVICES DEPARTMENT
RICK SEALS
200 EAST BERRY STREET, ROOM 130
FORT WAYNE, IN 46804
TELE: 260-427-5064
EMAIL: RICK.SEALS@CITYOFFORTWAYNE.ORG

DEVELOPMENT NOTES:

1. NO PUBLIC SANITARY SEWER, STORM SEWER OR WATER MAINS PROPOSED FOR THIS PROJECT.
2. NO PUBLIC OR PRIVATE STREETS PROPOSED FOR THIS PROJECT.
3. NO EXISTING PARKS OR PUBLIC RECREATION AREAS ADJACENT TO THIS SITE.
4. NO INDIVIDUAL LOTS OR PARCELS ARE PROPOSED FOR THIS PROJECT.
5. THE EXISTING TRAFFIC CIRCLE IS THE ONLY POINT OF ACCESS TO A PUBLIC RIGHT-OF-WAY.
6. NO OUTDOOR STORAGE OR DISPLAY OF MATERIALS ARE PROPOSED FOR THIS PROJECT.
7. EASEMENTS FOR UTILITY SERVICES WILL BE ADDRESSED ON AN AS NEEDED BASIS WHEN REQUESTED BY EACH INDIVIDUAL UTILITY COMPANY.
8. THIS SITE IS CURRENTLY VACANT UNIMPROVED LAND WITH NO BUILDINGS.
9. THIS PROPERTY IS CURRENTLY ZONED RP & C-1. THE DEVELOPER IS SUBMITTING A REQUEST TO THE CITY OF FORT WAYNE PLAN COMMISSION TO SEEK C1 ZONING.
10. ROOF DRAINAGE TO BE COLLECTED IN UNDERGROUND PIPING AND CONVEYED TO THE PROPOSED DETENTION BASIN.
11. 20' DRIVEWAY ALONG REAR OF BUILDING TO BE DESIGNATED AS A FIRE LANE BY SIGNAGE AND PAVEMENT MARKING.
12. SITE LIGHTING POLES AND LIGHTS NOT TO EXCEED 18 FEET.
13. SEE SURVEY SHEETS SV-1 AND SV-2 FOR EXISTING TREE INFORMATION.
14. SEE LANDSCAPING PLAN FOR PLANTINGS.

TOTAL NUMBER OF PARKING SPACES: 99
ADA SPACES PROVIDED=5

6" WIDE CONCRETE CURBS PROPOSED AROUND PERIMETER OF SITE.
5' SIDEWALK/CURB SHOWN WILL BE A 5' WIDE SIDEWALK AND 6" WIDE CURB.

"TWO-WAY"=24' WIDE ASPHALT DRIVEWAY FOR TWO WAY TRAFFIC.
"ONE-WAY"=20' WIDE ASPHALT DRIVEWAY FOR ONE WAY TRAFFIC.
TYPICAL PARKING SPACES = 9' WIDE x20' DEEP.

NATURAL GAS AND TELEPHONE SERVICES TO ENTER BUILDING NEAR THE "LOADING" AREA.

PROPOSED FREE STANDING MONUMENT SIGN TO BE NO TALLER THAN 8' AND NO MORE THAN 40 Sq. Ft. IN SIGN AREA.

ELECTRIC SERVICE:
EXISTING 20' ELECTRIC EASEMENT
BY AEP UTILITY

Lutheran Life Villages
Healthcare Inc.
ZONING C1

PRIMARY DEVELOPMENT PLAN

GLENCARIN BLVD

GAS SERVICE:

3" PLASTIC GAS MAIN IN
RIGHT-OF-WAY PER NIPSCO
NOT MARKED ON THE GROUND
DURING SURVEY.

PRESTON POINTE DR

TELEPHONE SERVICE:

EXISTING TELEPHONE FACILITIES ON
THE NORTH SIDE OF CARNEGIE BLVD.
TO BE EXTENDED TO THE PROJECT
AND CONNECTED TO 4" PVC CONDUIT
INSTALLED DURING CONSTRUCTION.

WATER SERVICE:

EXISTING WATER MAIN
RELOCATE EXISTING FIRE HYDRANT
TO THIS LOCATION.
CONNECT TO EXISTING MAIN
PROPOSED FREE STANDING MONUMENT SIGN

- LIGHTING LEGEND
- S1 = 16' POLE MOUNTED ON 24" BASE
 - S2 = 16' POLE MOUNTED ON 24" BASE
 - S3 = 16' POLE MOUNTED ON 6" BASE
 - S4 = 12' POLE MOUNTED ON 6" BASE
 - S5 = 10' POLE MOUNTED ON 6" BASE
 - S6 = UNDER CANOPY LIGHTING
 - W1 = WALL MOUNTED LIGHT, 9' ABOVE F.F.



Scale: 1"=40'

OWNER:
INTERSTATE PROPERTIES LP
1029 W. STATE BLVD., SUITE 205
FORT WAYNE, IN 46808

DEVELOPER:
MS FORT WAYNE, LLC
14390 CLAY TERRACE BLVD., SUITE 205
CARMEL, IN 46032

PLAN PREPARED BY:
GAI CONSULTANTS, INC.
1502 MAGNAVOX WAY
FORT WAYNE, IN 46804

SITE ADDRESS:
8049 GLENCARIN BLVD.
FORT WAYNE, IN 46804

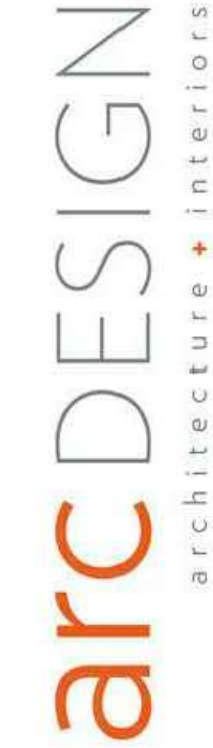
LEGEND

- EXISTING FIRE HYDRANT
- EXISTING DRAINAGE STRUCTURE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING EMERGENT WETLAND
- EXISTING SCRUB/SHRUB WETLAND
- PROPOSED SURFACE DRAINAGE FLOW LINES
- PROPOSED ADA PARKING SPACE
- PROPOSED STORM SEWER INLET
- PROPOSED LOW POINT IN PARKING LOT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED GAS METER
- PROPOSED LIGHT POLE

A-7-2015



arcDESIGN
architecture + interiors





MS FORT WAYNE - RENDERING