

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2019-0057
Bill Number: Z-19-09-07
Council District: 4-Jason Arp

Introduction Date: September 24, 2019

Plan Commission
Public Hearing Date: October 7, 2019 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 2.81 acres from R1/Single Family Residential to C1/Professional Office and Personal Services.

Location: 8321 Illinois Road and 1303 Marietta Drive

Reason for Request: To allow for a new medical office building and walk-in clinic.

Applicant: Parkview Health System, Inc.

Property Owner: Parkview Health System, Inc.

Related Petitions: Primary Development Plan, PPG Inverness

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district. The rezoning will allow for the construction of a new medical office building and other office uses.

Effect of Non-Passage: The property will remain zoned R1/Single Family Residential, which does not permit office as a use by right.

#REZ-2019-0057

BILL NO. Z-19-09-07

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:

INTERSTATE PROPERTIES LLP: (DOCUMENT NUMBER 205068403)

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 30
NORTH, RANGE 11 EAST, IN ALLEN COUNTY, INDIANA, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST
QUARTER OF SECTION 11, TOWNSHIP 30 NORTH, RANGE 11 EAST, ALLEN COUNTY,
STATE OF INDIANA; THENCE WEST 197.5 FEET; THENCE SOUTH 330 FEET; THENCE
EAST 196.3 FEET; THENCE NORTH 330 FEET TO THE PLACE OF BEGINNING CONTAINING
1-1/2 ACRES OF LAND, MORE OR LESS EXCEPTING THEREFROM THE PART THEREOF
GRANTED FOR HIGHWAY PURPOSES.

JRM REALTY: (DOCUMENT NUMBER 2013022365)

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 30
NORTH, RANGE 11 EAST, IN ALLEN COUNTY, INDIANA MORE PARTICULARLY DESCRIBED
AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST
QUARTER OF SAID SECTION 11; THENCE SOUTH ALONG THE EAST LINE OF THE WEST
HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 330.0 FEET TO
THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE AFORESAID EAST
LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11 A DISTANCE OF
350.0 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF THE WEST HALF OF
THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 196.3 FEET; THENCE
NORTH A DISTANCE OF 350.0 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE
OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF
197.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: (DOCUMENT NUMBER 207034504)

1 A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 30
2 NORTH, RANGE 11 EAST, IN ALLEN COUNTY, INDIANA AND BEING THAT PART OF THE
3 GRANTORS' LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE
4 ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED AS EXHIBIT "B", DESCRIBED AS
5 FOLLOWS:

6 BEGINNING AT A POINT ON THE EAST LINE OF SAID HALF-QUARTER SECTION SOUTH 1
7 DEGREE 01 MINUTES 13 SECONDS WEST 40.00 FEET (12.192 METERS) FROM THE
8 NORTHEAST CORNER OF SAID HALF-QUARTER SECTION, WHICH POINT OF BEGINNING IS
9 ON THE SOUTH BOUNDARY OF S.R. 14 (ALSO KNOWN AS ILLINOIS ROAD); THENCE
10 SOUTH 1 DEGREE 01 MINUTES 13 SECONDS WEST 25.62 FEET (7.809 METERS) ALONG
11 SAID EAST LINE; THENCE NORTH 89 DEGREES 49 MINUTES 46 SECONDS WEST 197.50
12 FEET (60.198 METERS) TO THE EAST BOUNDARY OF MARIETTA DRIVE AT POINT "2096"
13 DESIGNATED ON SAID PLAT; THENCE NORTH 1 DEGREE 01 MINUTES 13 SECONDS EAST
14 25.62 FEET (7.809 METERS) ALONG THE BOUNDARY OF MARIETTA DRIVE TO THE SOUTH
15 BOUNDARY OF SAID S.R. 14; THENCE SOUTH 89 DEGREES 49 MINUTES 46 SECONDS
16 EAST 197.50 FEET (60.198 METERS) ALONG THE BOUNDARY OF SAID S.R. 14 T THE
17 POINT OF BEGINNING AND CONTAINING 0.116 ACRES (0.0469 HECTARES), MORE OR
18 LESS.

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

22 SECTION 2. If a written commitment is a condition of the Plan Commission's
23 recommendation for the adoption of the rezoning, or if a written commitment is modified and
24 approved by the Common Council as part of the zone map amendment, that written
25 commitment is hereby approved and is hereby incorporated by reference.

26 SECTION 3. That this Ordinance shall be in full force and effect from and after its
27 passage and approval by the Mayor.

28 _____
29 Council Member

30 APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Parkview Health System, Inc.
Address 10501 Corporate Drive
City Fort Wayne State Indiana Zip 46845
Telephone 260-266-6264 E-mail mark.hlsey@parkview.com

Contact Person
Contact Person Peter G. Mallers, Esq. at Beers Mallers Backs & Salln, 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 8321 Illinois Road and 1303 Marletta Drive
Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 2.81
Proposed density _____ units per acre
Township name Abolite Township section # 11
Purpose of rezoning (attach additional page if necessary) To allow a primary care medical office building and a walk-in clinic.

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: [Signature] 8/29/2019
(printed name of applicant) (signature of applicant) (date)
Interstate Properties, LLP by: partner [Signature] 8/29/19
(printed name of property owner) (signature of property owner) (date)
JRM Realty, LLC by: member [Signature] 8/29/19
(printed name of property owner) (signature of property owner) (date)

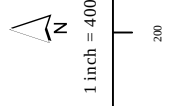
(printed name of property owner) (signature of property owner) (date)

Received <u>9/3/19</u>	Receipt No. <u>131791</u>	Hearing Date <u>10/7/19</u>	Petition No. <u>REZ-2019-0057</u>
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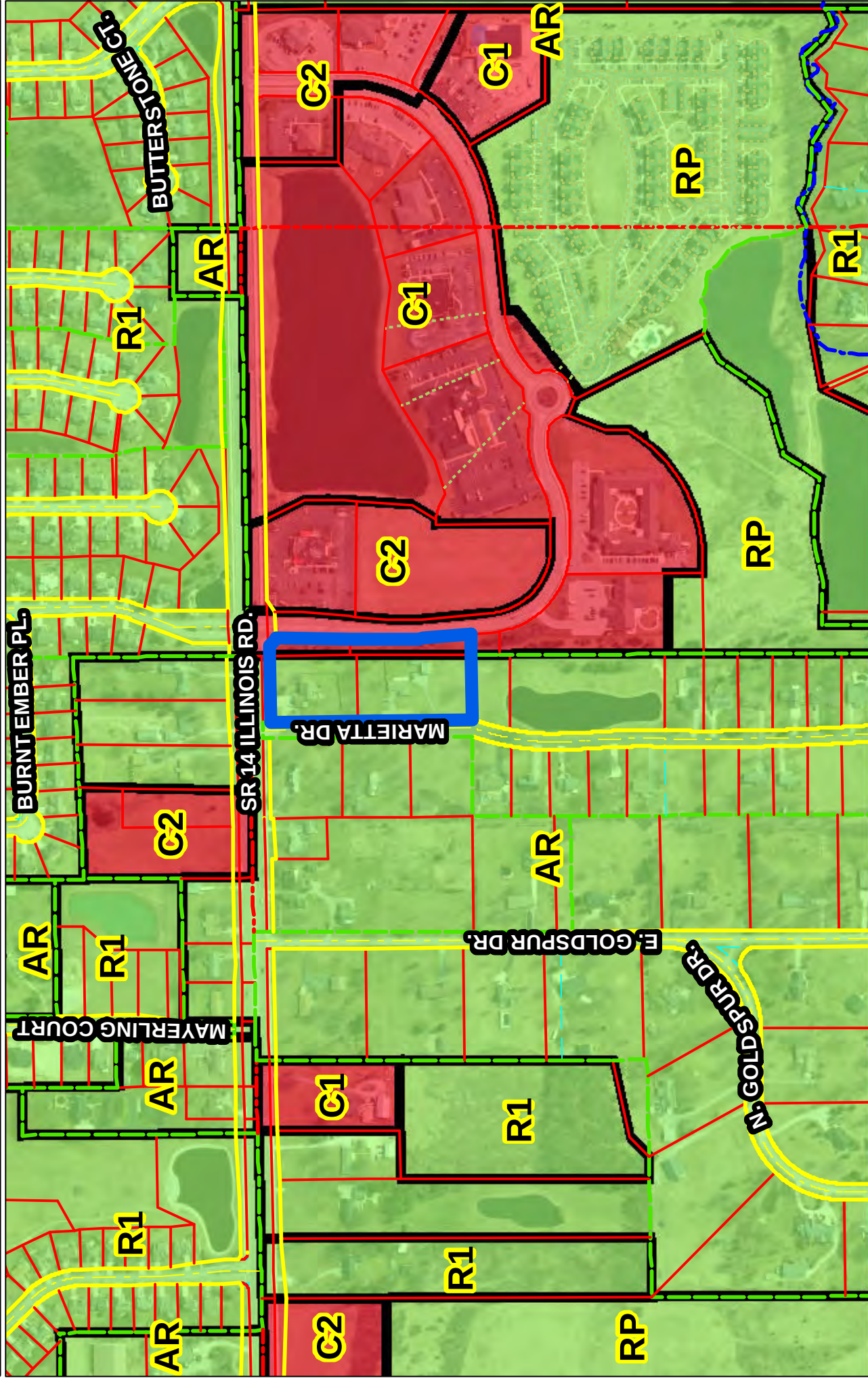
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 9/10/2019





Rezoning Petition REZ-2019-0057 and Primary Development Plan PDP-2019-0044 - PPG Inverness



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1 inch = 400 feet

