

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0009
Bill Number: Z-22-03-06
Council District: 6-Sharon Tucker

Introduction Date: March 8, 2022

Plan Commission
Public Hearing Date: March 14, 2022 (not heard by Council)

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

Synopsis of Ordinance: To rezone approximately 1.88 acres from R2/Two Family Residential to C1/Professional Office and Personal Services.

Location: 3501 Warsaw Street

Reason for Request: To allow for a new neighborhood health clinic in a former school building.

Applicant: Neighborhood Health Clinics, Inc.

Property Owner: Neighborhood Health Clinics, Inc.

Related Petitions: Primary Development Plan, Neighborhood Health Clinic

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which will allow the former school building to be repurposed as a neighborhood medical and dental clinic.

Effect of Non-Passage: The property will remain zoned R2/Two Family Residential and will continue to allow for a school or for new single and two family residential uses.

1 **#REZ-2022-0009**

2 **BILL NO. Z-22-03-06**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map No. N-11 (Sec. 13 of Wayne Township)**

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C1
10 (Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
11 of the Code of the City of Fort Wayne, Indiana:

12 The West Half of the East Half of Lot Number Nine (9) in Hood's Outlots in the West
13 Half of the West Half of the Northwest Quarter of Section 13, Township 30 North,
14 Range 12 East in the City of Fort Wayne, Allen County, Indiana.

15 AND

16 West Half of the East Half of Lot Number Ten (10) in Hoods Subdivision of the West
17 Half of the Northwest Quarter and the North end of the West Half of the South West
18 Quarter of Section 13, Township 30 North of Range 12 East, except that part
19 appropriated for Street purposes.

20 and the symbols of the City of Fort Wayne Zoning Map No. N-11 (Sec. 13 of Wayne
21 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
22 Wayne, Indiana is hereby changed accordingly.

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

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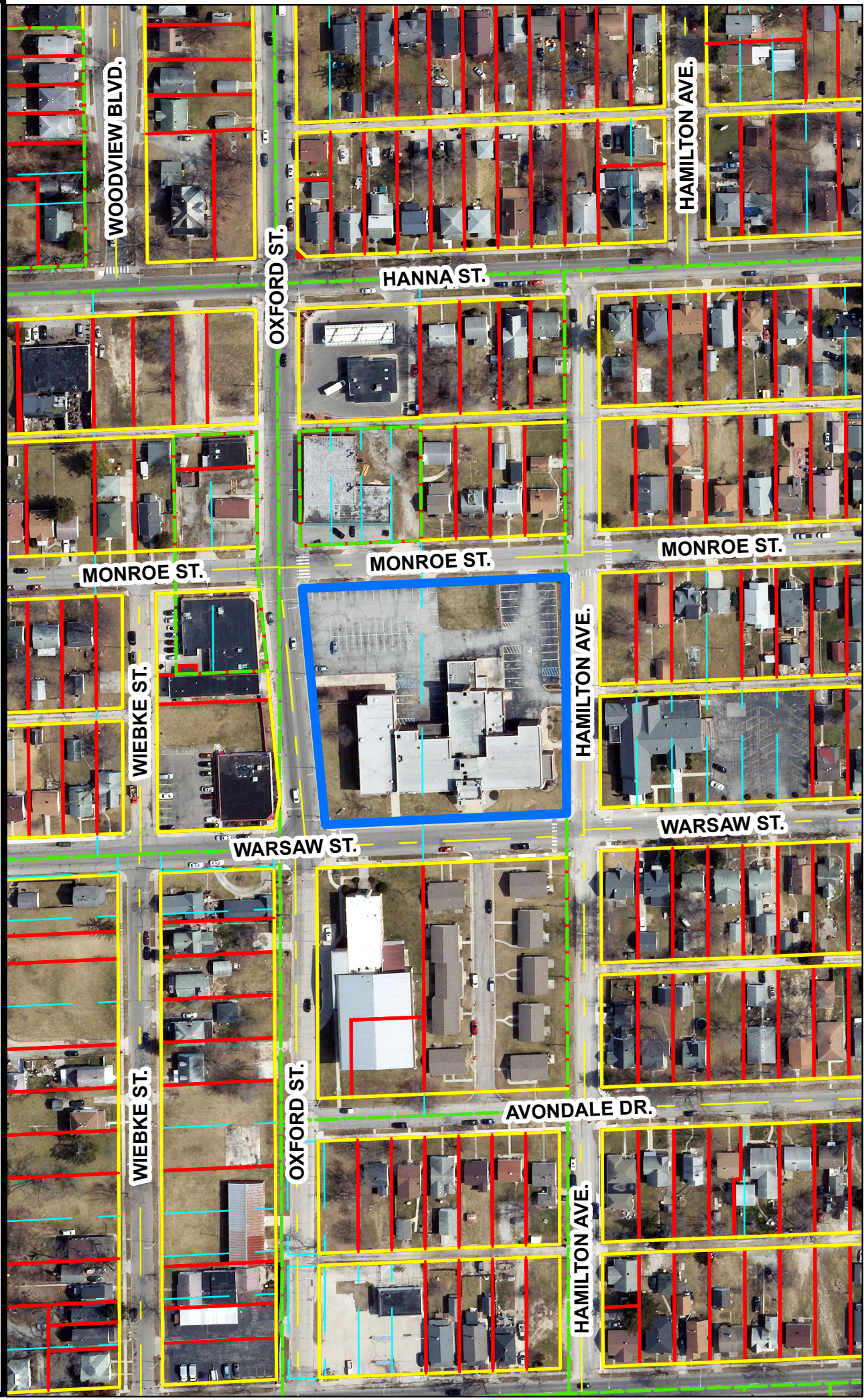
Council Member

APPROVED AS TO FORM AND LEGALITY:

Carol T. Helton, City Attorney

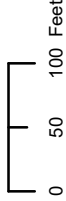


REZ-2022-0009 and PDP-2022-0002 - Neighborhood Health Clinic



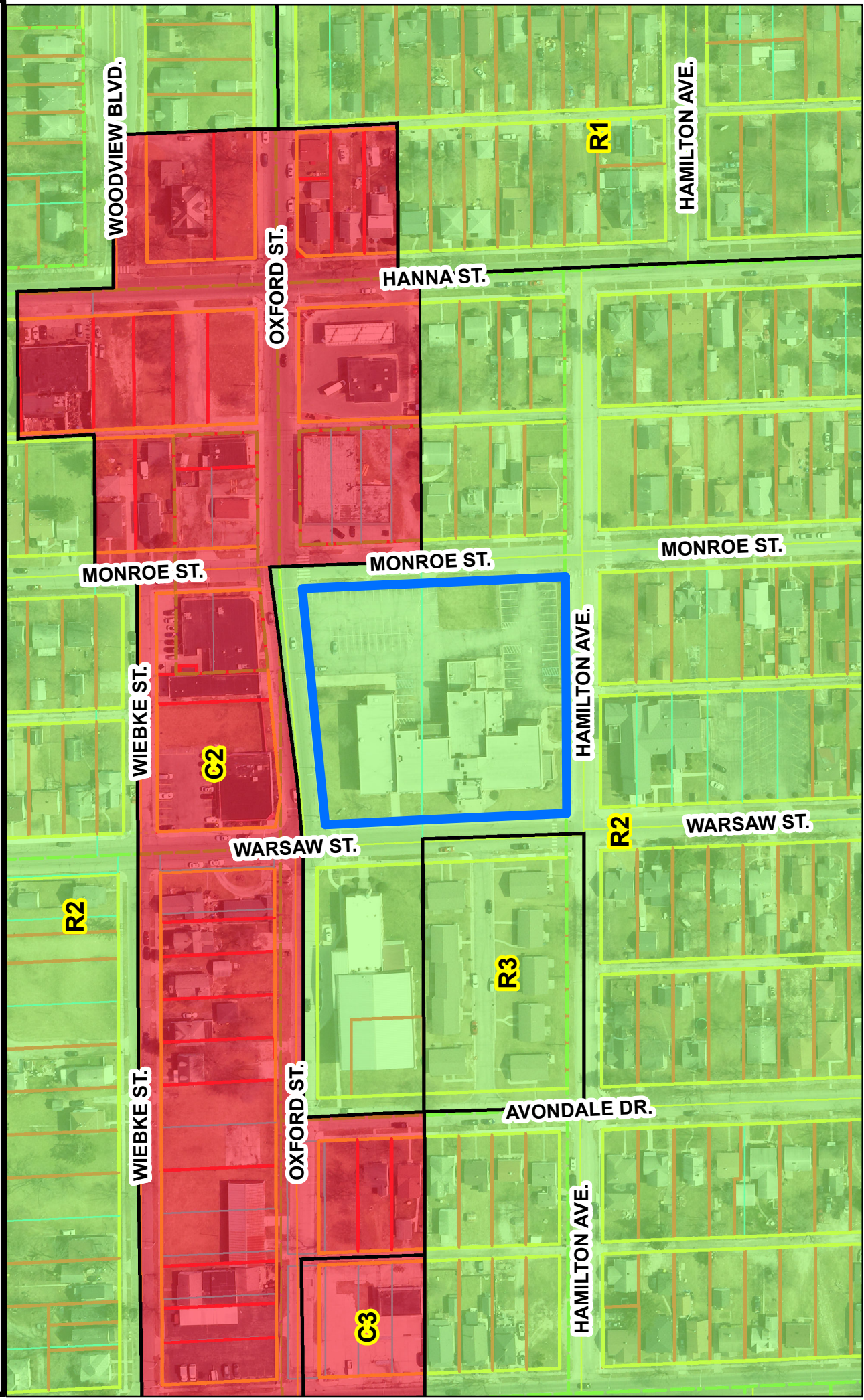
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 2/28/2022



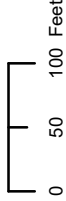
1 inch = 150 feet

REZ-2022-0009 and PDP-2022-0002 - Neighborhood Health Clinic



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1 inch = 150 feet

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Neighborhood Health Clinics, Inc.
Address 1717 South Calhoun Street
City Fort Wayne State Indiana Zip 46802
Telephone 260-557-4771 E-mail azaegel@nhci.org

Contact Person
Contact Person Henry P. Najdeski
Address 215 East Berry Street
City Fort Wayne State Indiana Zip 46802
Telephone 260-423-8835 E-mail hpn@barrettllaw.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 3501 Warsaw Street, Fort Wayne, Indiana 46806
Present Zoning R2 Proposed Zoning C1 Acreage to be rezoned 1.88
Proposed density _____ units per acre
Township name Wayne Township section # 13
Purpose of rezoning (attach additional page if necessary) To allow development of a medical / dental clinic for Neighborhood Health Clinics.
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.

Angie Zaegel Angie Zaegel 1/31/22
(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)

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

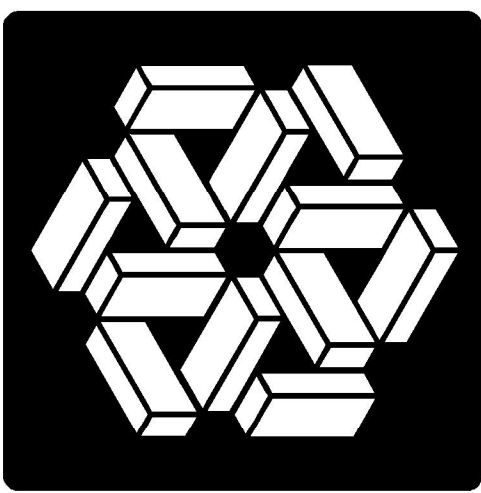
Received	Receipt No.	Hearing Date	Petition No.
<u>2/1/21</u>	<u>139546</u>	<u>3/14/21</u>	<u>REZ-2022-0009</u>

Legal Description

The West $\frac{1}{2}$ of the East $\frac{1}{2}$ of Lot Number Nine (9) in Hood's Outlots in the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest ($\frac{1}{4}$) of Section 13, Township 30 North, Range 12 East in the City of Fort Wayne, Allen County, Indiana.

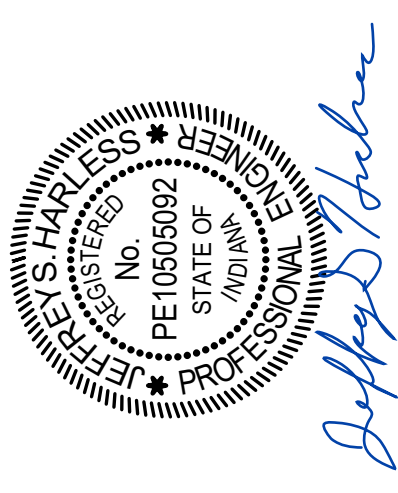
AND

West $\frac{1}{2}$ East $\frac{1}{2}$ of Lot Number Ten (10) in Hoods Subdivision of the West $\frac{1}{2}$ Northwest $\frac{1}{4}$ and the North end of the West $\frac{1}{2}$ South West $\frac{1}{4}$ of Section 13, Township 30 North of Range 12 East, except that part appropriated for Street purposes.



MSKTD & Associates
Architecture | Engineering | Interior Design
1715 Magazine Way
Fort Wayne, IN 46804
280.432.9337
www.msktd.com

Construction Manager:
CMA PLUS
CONSTRUCTION MANAGEMENT LLC
202 West Berry St. STE 420
Fort Wayne, IN 46802



Jeffrey S. Harkness

Developer:
Troy Properties, LLC
323 East Berry Street
Fort Wayne, IN 46806

3501 Warsaw Street
Fort Wayne, IN 46806

Neighborhood Health

A Project for:

PROJECT NO.	DATE
7788	01-28-21
REV.	DATE

SET DESCRIPTION
SHEET TITLE
Primary Development Plan
SHEET NUMBER

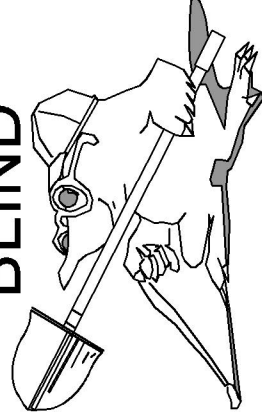
C4-1

For technical questions concerning the drawings or project, contact:
Kerry Schooph
MSKTD & Assoc.
(260) 432-9337

HOLEY MOLEY SAYS
"DON'T

DIG

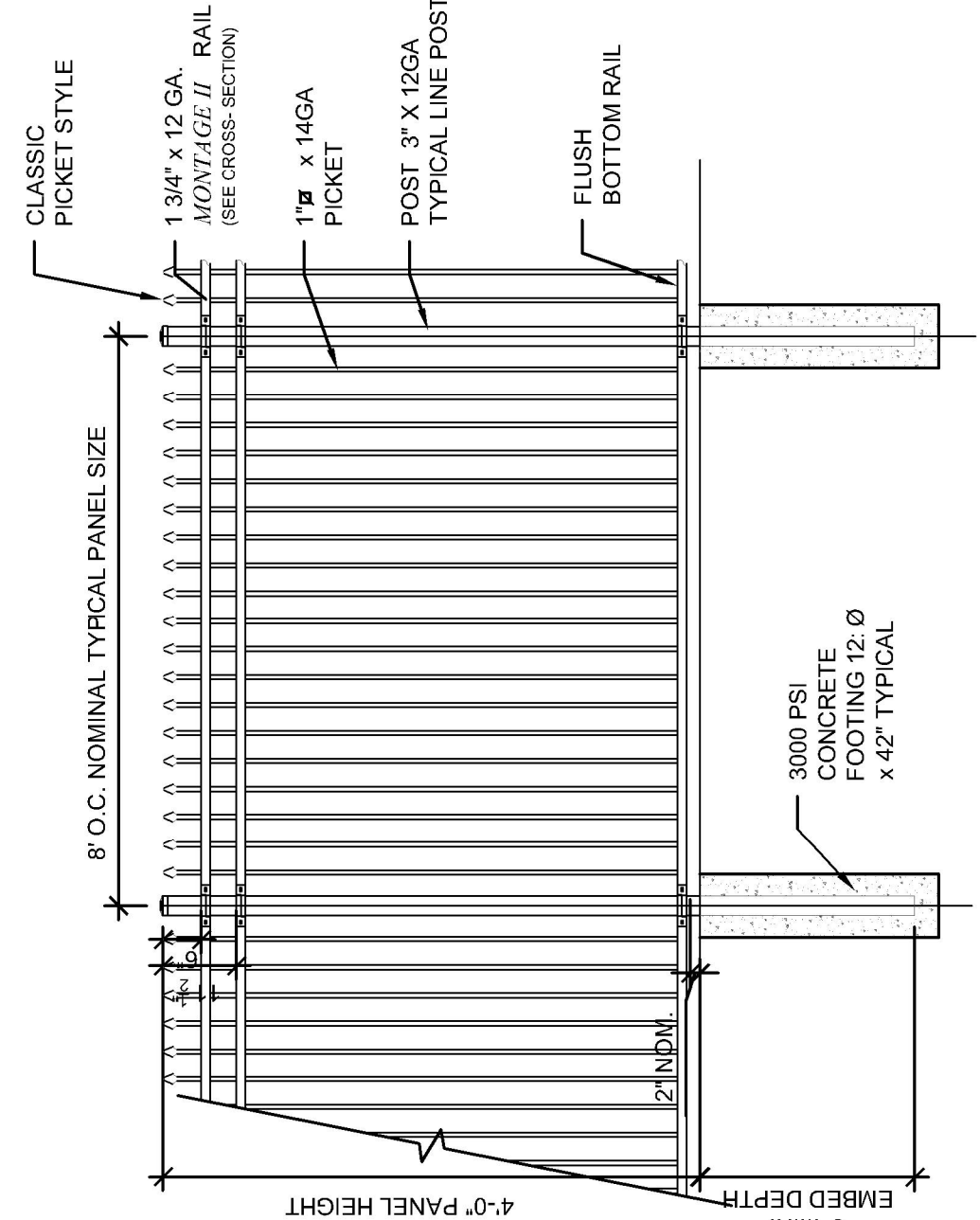
BLIND"



1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

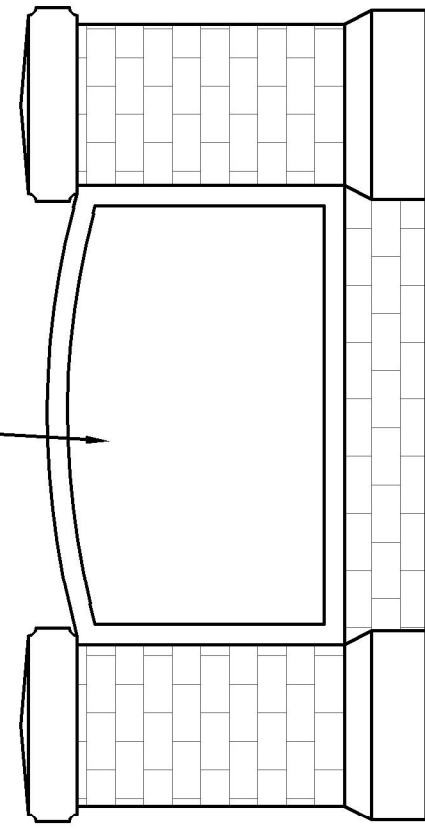


2 Typical Non-Climbable Decorative Fence



Color: Black
Not to Scale

SIGN TO BE A MAXIMUM OF 80 SO FEET PER CITY OF FORT WAYNE ZONING ORDINANCE



1 Signage

Per City of Fort Wayne Ordinance Requirements

Primary Development Plan

PROPOSED PARKING SPACES = 83

NOTE:
SITE LIGHTING TO BE FULL CUTOFF FIXTURES

1"=20.0'

PROPOSED PARKING SPACES = 83

NOTE:
SITE LIGHTING TO BE FULL CUTOFF FIXTURES

1 Signage

Per City of Fort Wayne Ordinance Requirements

PROPOSED PARKING SPACES = 83

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1 Signage

Per City of Fort Wayne Ordinance Requirements