

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

City of Fort Wayne Common Council  
**DIGEST SHEET**

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**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

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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

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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.

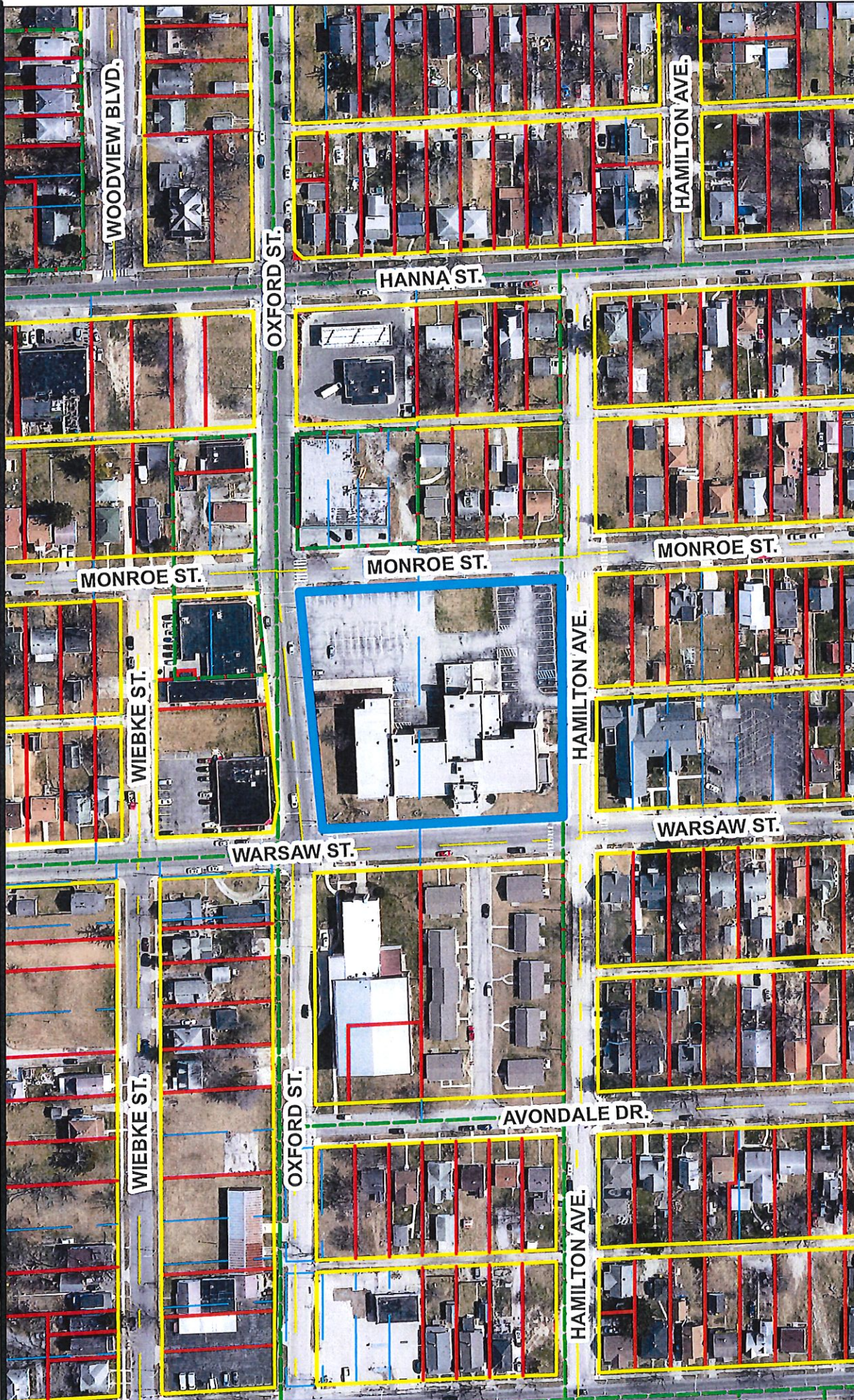
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Related Petitions: Primary Development Plan, Neighborhood Health Clinic

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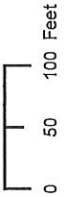
Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which will allow the former school building to be repurposed as a neighborhood medical and dental clinic.

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.

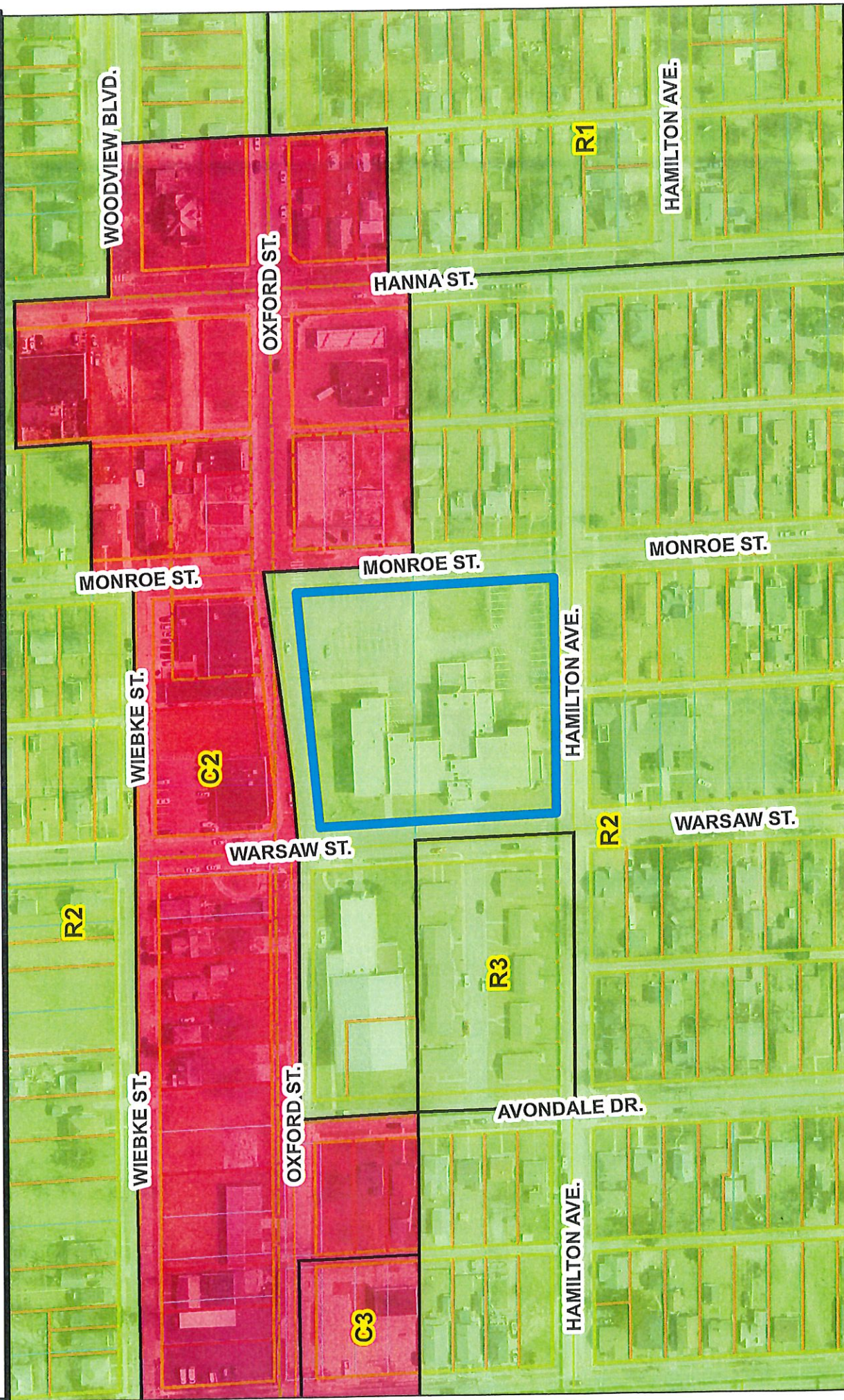


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Date: 2/28/2022



1 inch = 150 feet



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Photos and Contours: Spring 2009  
Date: 2/28/2022



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@barrettlaw.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 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.

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



**MSKTD & Associates**  
Architectural | Engineering | Interior Design  
2330 West Berry Street, Suite 400  
Fort Wayne, IN 46802  
Phone: 317.257.1196  
Fax: 317.257.1197  
www.msktd.com



**Jeffrey S. Schaefer**  
Professional Engineer  
No. 10000  
State of Indiana  
2330 West Berry Street, Suite 400  
Fort Wayne, IN 46802

**Neighborhood Health**  
A Project for:  
3501 Warsaw Street  
Fort Wayne, IN 46806  
Developer:  
Troy Properties, LLC  
323 East Berry Street  
Fort Wayne, IN 46802

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

SHEET NUMBER

SHEET TITLE  
Primary Development Plan

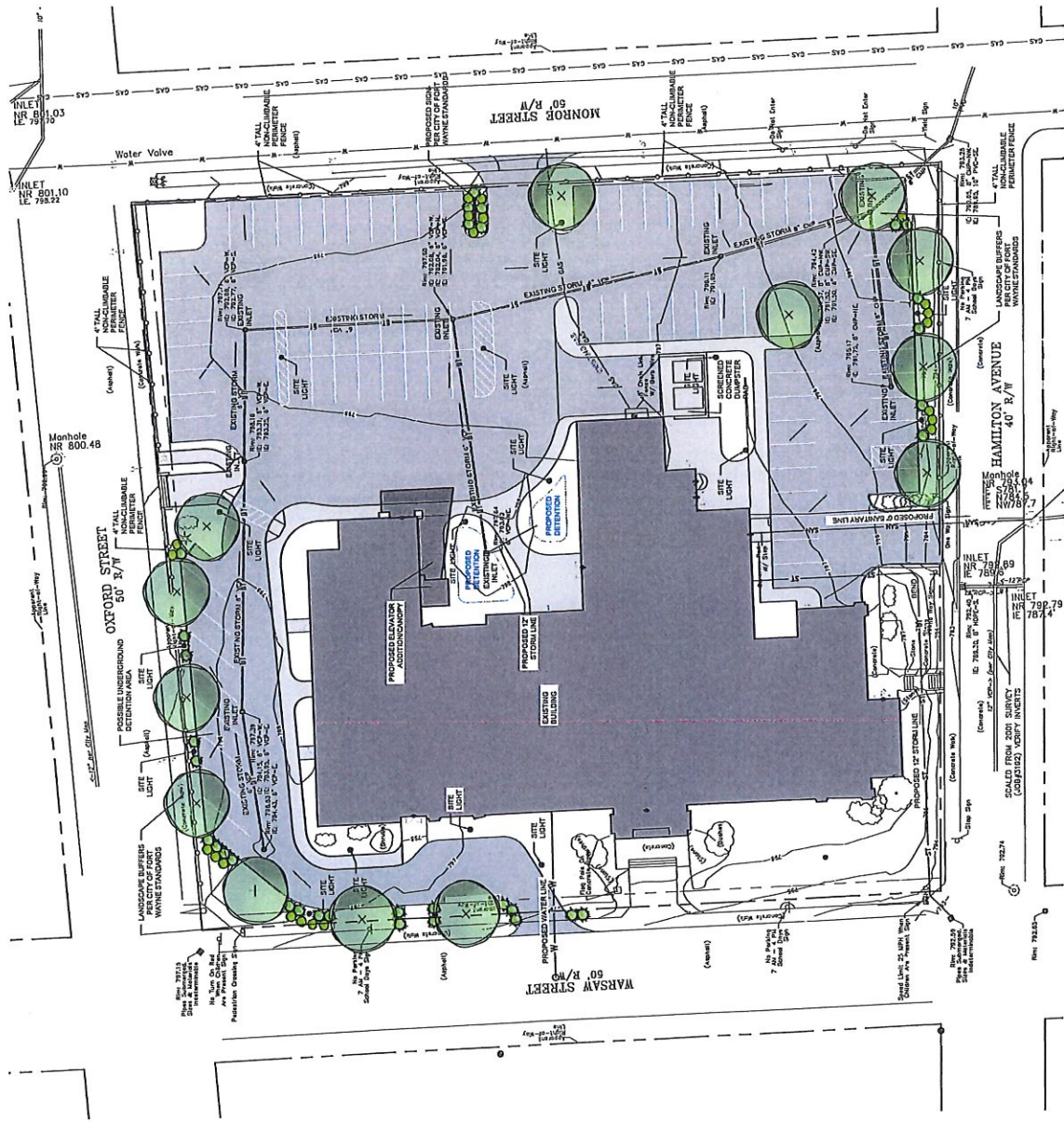
SHEET NUMBER

C4-1

For technical questions concerning  
the drawings or project, contact:  
Kerry Schaefer  
MSKTD & Assoc. "DON'T  
(260) 432-9537



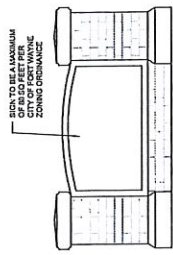
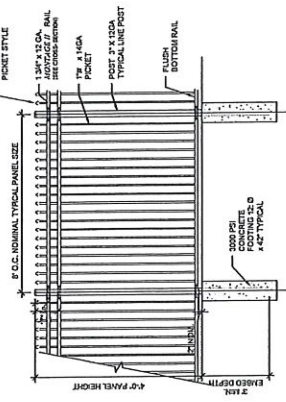
1-800-382-5544  
1-800-428-5200  
FOR CALLS OUTSIDE OF INDIANA



NOTE:  
SITE LIGHTING TO BE  
FULL CUTOFF FIXTURES

**Primary Development Plan**  
PROPOSED PARKING SPACES = 83

**2 Typical Non-Climbable Decorative Fence**



**1 Signage**

Not to Scale  
Per City of Fort Wayne Ordinance Requirements

## FACT SHEET

|                     |                                                                                                                                                                                                                                                                        |                   |                           |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| Case #REZ-2022-0009 |                                                                                                                                                                                                                                                                        | Bill # Z-22-03-06 | Project Start: March 2022 |
| APPLICANT:          | Neighborhood Health Clinics, Inc.                                                                                                                                                                                                                                      |                   |                           |
| REQUEST:            | To rezone property from R2/Two Family Residential to C1/Professional Office and Personal Services for a primary development plan for a building addition to the existing structure and site improvements.                                                              |                   |                           |
| LOCATION:           | The site is located on the south side of Oxford Street, on the north side of Hamilton Avenue, on the east side of Warsaw Street and on the west side of South Monroe Street. The address of the subject property is 3501 Warsaw Street (Section 13 of Wayne Township). |                   |                           |
| LAND AREA:          | Approximately 1.9 acres                                                                                                                                                                                                                                                |                   |                           |
| PRESENT ZONING:     | R2/Two Family Residential                                                                                                                                                                                                                                              |                   |                           |
| PROPOSED ZONING:    | C1/Professional Office and Personal Services                                                                                                                                                                                                                           |                   |                           |
| COUNCIL DISTRICT:   | 6-Sharon Tucker                                                                                                                                                                                                                                                        |                   |                           |
| ASSOCIATED PROJECT: | Primary Development Plan, Neighborhood Health Clinic                                                                                                                                                                                                                   |                   |                           |
| SPONSOR:            | City of Fort Wayne Plan Commission                                                                                                                                                                                                                                     |                   |                           |

### March 14, 2022 Public Hearing

- Two residents spoke at the hearing with support for the project but with concerns about traffic.
- 5 letters of support were received.
- Connie Haas Zuber, Paul Sauerteig, and Judi Wire were absent.

### March 21, 2022 Business Meeting

- Plan Commission Recommendation: **DO PASS**
- A motion was made by Don Schmidt and seconded by Rachel Tobin-Smith to return the ordinance with a Do Pass recommendation to Common Council for their final decision.
- **7-0 MOTION PASSED**
- Tom Freistroffer and Paul Sauerteig were absent.

Fact Sheet Prepared by:  
Michelle B. Wood, Senior Land Use Planner  
April 7, 2022

## PROJECT SUMMARY

- Louis C. Ward Elementary School was constructed in 1930 and opened in 1931. The school has since closed. The site has been used by various organizations since the school's closure.
- No Plan Commission or Board of Zoning Appeals requests were located on the property.

The petitioner filed a rezone and a Primary Development Plan to convert a school building into a new facility for Neighborhood Health Clinics. Today, the site is zoned R2, and the petitioner is requesting to rezone to C1. In addition, the petitioner filed a Primary Development Plan for a building addition and site improvements. The last component of this petition are four waivers associated with the Primary Development Plan.

The general area was developed between the 1920s-1960s, so the area hosts a mixture of land uses within proximity to each other. The school itself provides transition from the light commercial corridor of Oxford Street to the residential pattern of development to the south. Religious institutions are to both the west and south. To best accommodate a new end user, the applicant is requesting to change the zoning to C1. The zoning ordinance states that one of the purposes of this zoning district is to "serve as a buffer between residential uses/zoning districts and higher intensity commercial uses."

The proposed zoning district can be supported by the Comprehensive Plan in that it will allow for the continuance of an existing use and provide for additional investment in the area. When historic neighborhoods were established, establishments were in proximity to each other, and the trend is beginning to reemerge on a national scale. The C1 proposal will continue to provide for medical, professional, and other services at a walkable, neighborhood scale. The comprehensive plan supports this development through the following objectives:

- LU1.** Encourage carefully planned growth by utilizing the conceptual development map as part of the community's land use decision-making process;
- LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;
- LU5.** Encourage sustainable growth and quality development, revitalization and redevelopment by increasing and enhancing connectivity;
- LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
- LU10.E.** Encourage infill development and redevelopment which is compatible with the character of existing development, including historic features.

The proposal in question will convert the school building into a medical office. The plan includes a small building addition, a new drive lane, fencing, and landscaping. The addition is located on the northeast side of the building and will consist of a new elevator and attached entrance canopy. The addition will create an additional entrance to compliment a new drive lane and rear parking lot. Overall, the footprint of the building will not encroach beyond existing setbacks, and no component of the existing building will be demolished or substantially changed on the exterior.

To best complement existing conditions and the additions, four waivers were applied for, including existing south building setback, existing building height, existing parking lot setback, and increase in height of new ornamental fence from 3 feet to 4 feet. Plan Commission approved the waivers based on the following criteria:

- (a) The waiver or modification is in conformance with the purposes and intent of this ordinance along with the objectives and policies of the Comprehensive Plan;
- (b) The applicant has submitted adequate evidence to demonstrate that the requested waiver or modification will not have a significant impact on contiguous residential properties; and

- (c) The failure to grant the requested waiver would result in practical difficulties in the use of the property for the proposed development.
- 

**PUBLIC HEARING SUMMARY:**

Presenter: Henry Nadjeski, Barrett McNagny, presented the proposal as outlined above. Mr. Nadjeski explained that all but 160 square feet of the original structure will be utilized, except for the addition of a new elevator shaft. The project will be an investment of \$10 to \$12 million, and will provide outpatient health practice that will cover a variety of medical, vision, dental and behavioral services. Angie Zagel, President and CEO of NHC, stated that transportation is an issue for patients getting to their health clinics. They have found that about half of the patients use some kind of public transportation or alternative transportation or are dropped off.

Public Comments:

- Richard Reider, 3713 Monroe Street – Supports the project but is concerned about traffic on Monroe Street. He states that the lane is too narrow with parking on both sides and the entrance should be on Oxford.
- Diane Rogers, President of Oxford Association – Also in support of the project but concerned about traffic.
- 

Closing Comments::

Mr. Nadjeski stated that Traffic Engineering approved the plans as they are shown with the access on Monroe.

Site Committee:

- The Site Committee deferred to the recommendations of the City Engineer based upon analysis by City of Fort Wayne Traffic Engineering. They do not want the access on Oxford because of the proximity of the signal at Warsaw. They prefer the access to be on Monroe. However, on-street parking can be limited on the west side of Oxford Street to eliminate driveway conflicts and increase the Oxford drive lane width for the benefit of the residents.

## FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

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### Rezoning Petition REZ-2022-0009

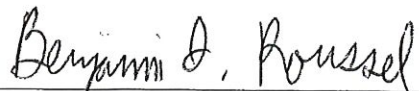
|                  |                                                                                                                                                                                                                                                                        |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:       | Neighborhood Health Clinics, Inc.                                                                                                                                                                                                                                      |
| REQUEST:         | To rezone property from R2/Two Family Residential to C1/Professional Office and Personal Services                                                                                                                                                                      |
| LOCATION:        | The site is located on the south side of Oxford Street, on the north side of Hamilton Avenue, on the east side of Warsaw Street and on the west side of South Monroe Street. The address of the subject property is 3501 Warsaw Street (Section 13 of Wayne Township). |
| LAND AREA:       | Approximately 1.9 acres                                                                                                                                                                                                                                                |
| PRESENT ZONING:  | R2/Two Family Residential                                                                                                                                                                                                                                              |
| PROPOSED ZONING: | C1/Professional Office and Personal Services                                                                                                                                                                                                                           |

---

**The Plan Commission recommends that Rezoning Petition REZ-2022-0009 be returned to Council with a “Do Pass” recommendation after considering the following:**

1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The C1/Professional Office and Personal Services zoning will provide the opportunity to redevelop the aging structure on the site while providing additional medical opportunities in the Southeast quadrant of the City. This proposal is located within the Conceptual Development Map within the Comprehensive Plan and as the Oxford Street Corridor, which is a target development area in the Southeast Strategy Plan.  
**LU3.** Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;  
**LU6.** Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.  
**LU6.C** Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.  
**LU6.D** Support carefully planned, coordinated, compatible mixed-use development.  
**LU8.** Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. Site plan review from the Plan Commission and staff will ensure a compatible development that complements the area.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment and historic rehabilitation into a historic educational building.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by City engineering departments will ensure the required infrastructure is provided to the site.

These findings approved by the Fort Wayne Plan Commission on March 21<sup>st</sup>, 2022.



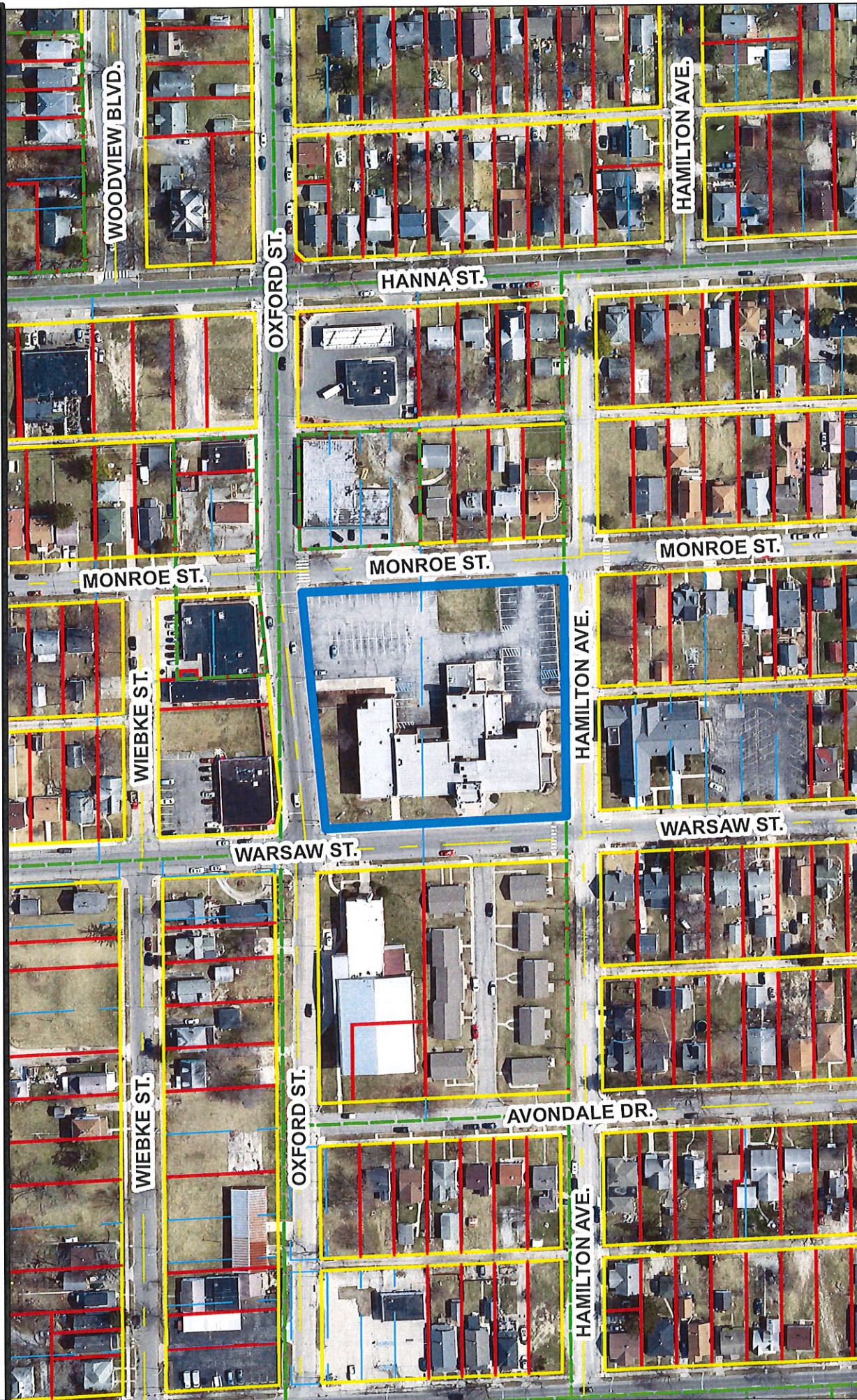
Benjamin J. Roussel

Executive Director

Secretary to the Commission



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

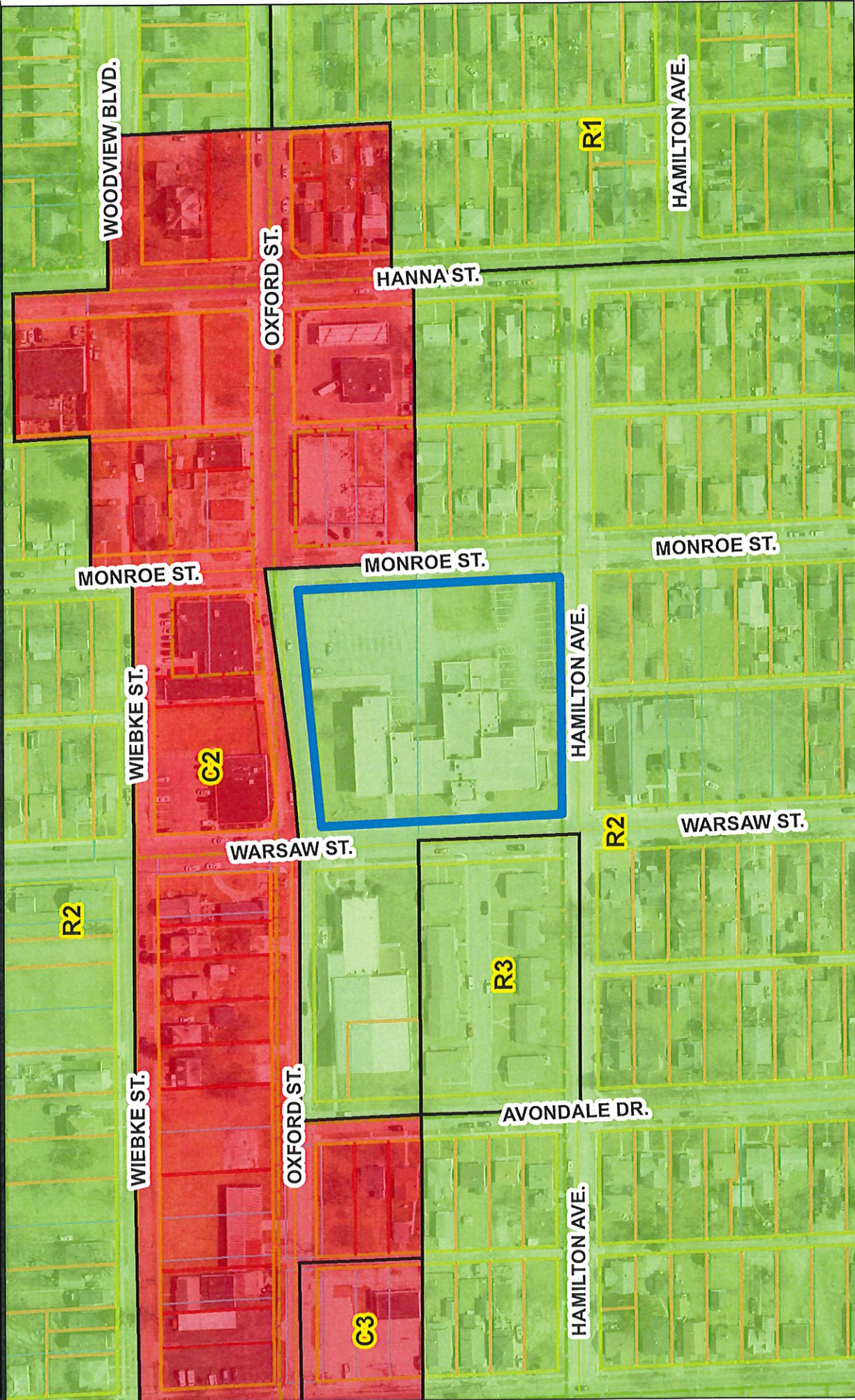


1 inch = 150 feet



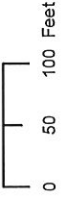
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**Department of Planning Services  
Rezoning Petition Application**

**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@barrettlaw.com

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

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☐ 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**  
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- ☒ 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<br><u>2/1/21</u> | Receipt No.<br><u>139346</u> | Hearing Date<br><u>3/14/21</u> | Petition No.<br><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**  
Architectural | Engineering | Interior Design  
1715 Madison Way  
Fort Wayne, IN 46806  
www.msktd.com

Construction Manager:  
**CMA PLUS**  
COMMERCIAL MANAGEMENT ASSOCIATES  
200 West Berry St. STE 420  
Fort Wayne, IN 46802

Developer:  
**Troy Properties, LLC**  
233 East Berry Street  
Fort Wayne, IN 46802

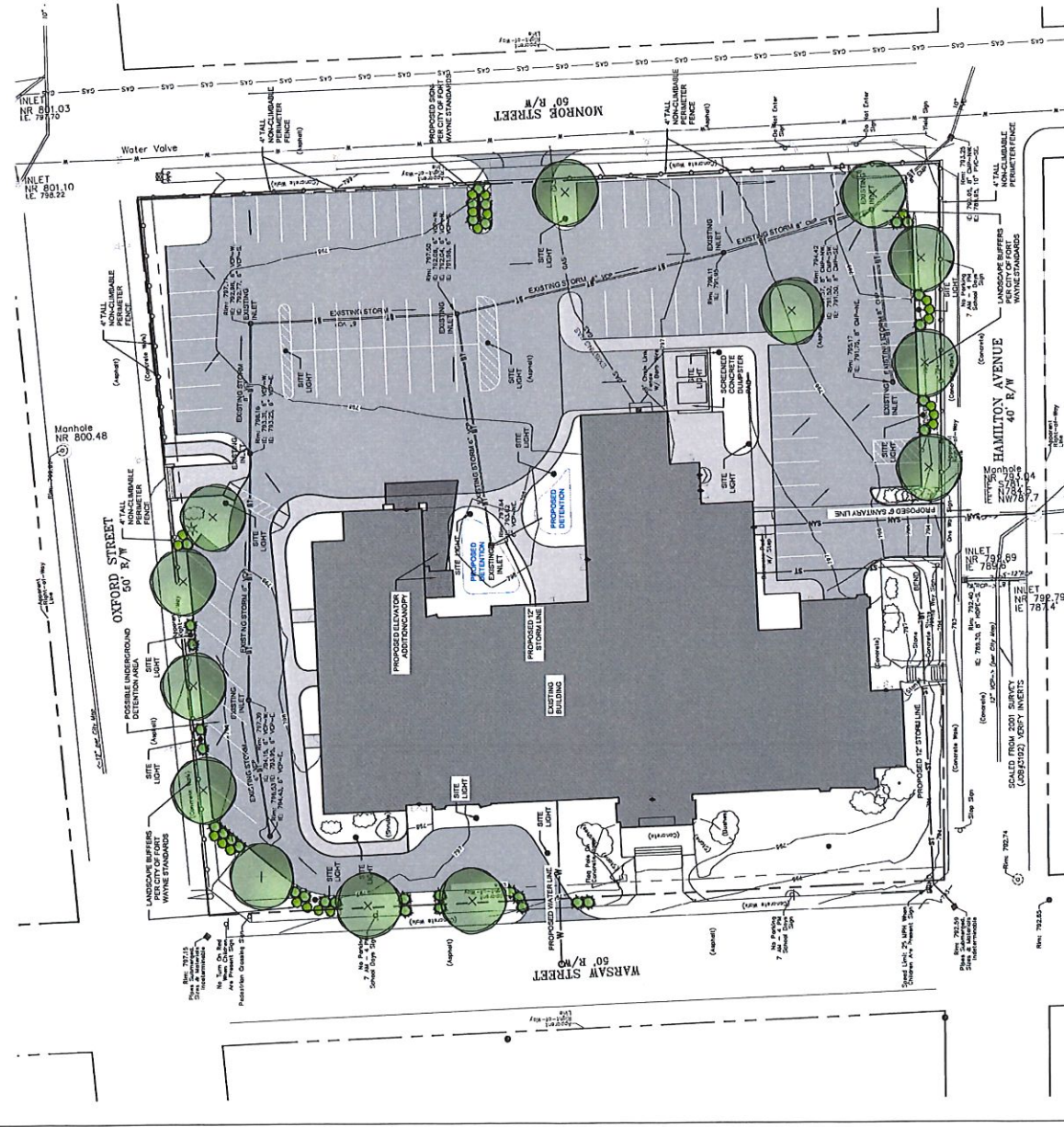
Project for:  
**Neighborhood Health**  
3501 Warsaw Street  
Fort Wayne, IN 46806

Project No. 1788  
Date 01-29-21  
Rev.

Sheet Title  
Primary Development Plan  
Sheet Number  
C4-1

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

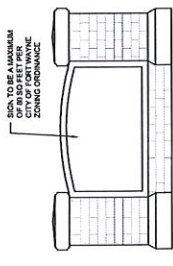
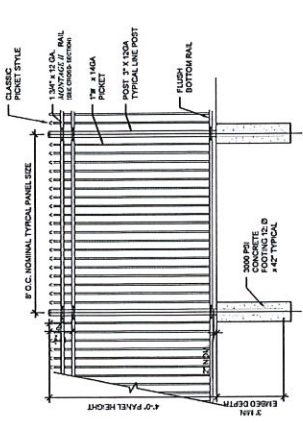
**"DON'T DIG BLIND"**  
1-800-382-5544  
CALL TOLL FREE  
1-800-428-5200  
FOR CALLS OUTSIDE OF INDIANA



NOTE:  
SITE LIGHTING TO BE  
FULL CUTOFF FIXTURES

**Primary Development Plan**  
PROPOSED PARKING SPACES = 83

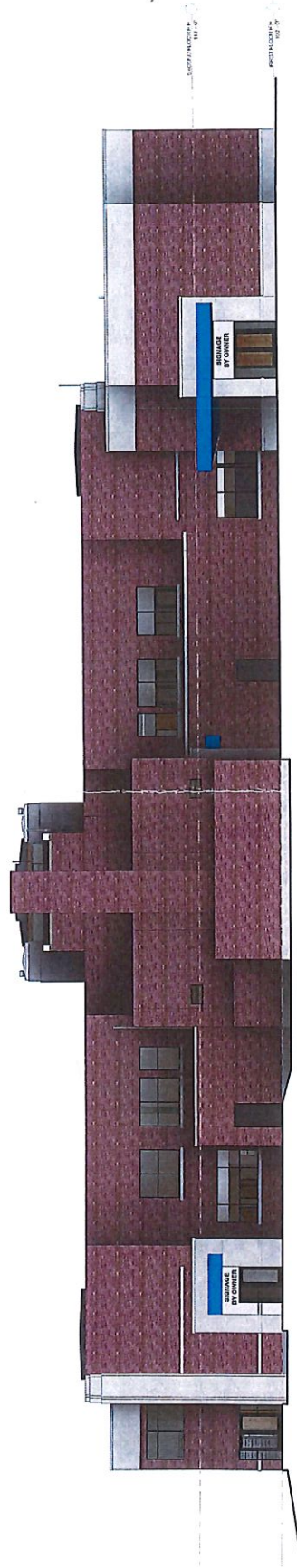
## 2 Typical Non-Climbable Decorative Fence



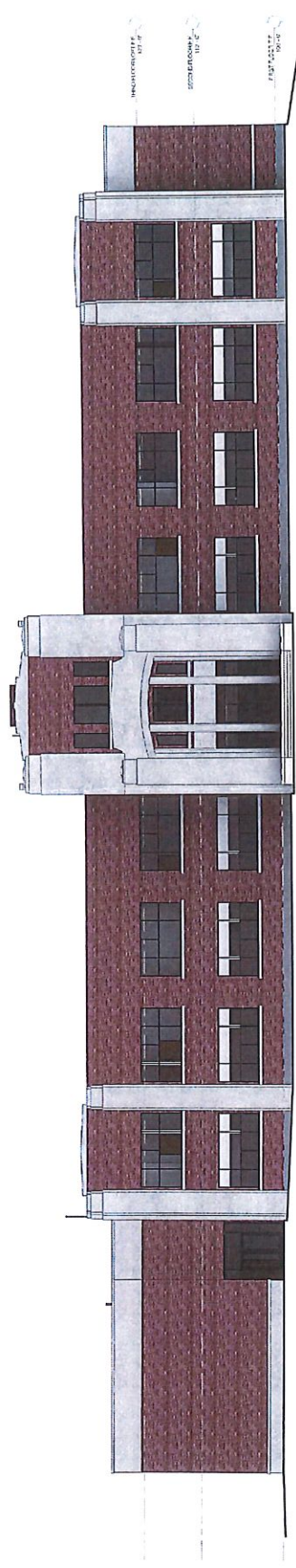
**1 Signage**  
Not to Scale  
Per City of Fort Wayne Ordinance Requirements

# A Project for: Neighborhood Health - Warsaw Clinic

Exterior Elevations



East Elevation



West Elevation



02-09-22  
Project No. 7788

A New Project for:  
**Neighborhood Health - Warsaw Street Clinic**

WIC Entrance



Schematic Design Renderings



**MSKTD**  
& Associates

Project No. 7788

A New Project for:

## Neighborhood Health - Warsaw Street Clinic

Clinic Entrance 1



Schematic Design Renderings



**MSKTD**  
& Associates

Project No. 7798

A New Project for:

# Neighborhood Health - Warsaw Street Clinic

Clinic Entrance 2



Schematic Design Renderings



MSKTD  
& Associates

Project No. 7788



# neighborhood health

## *history + services*

Neighborhood Health originated in 1969 with a few members of the Fort Wayne Medical Society. Over the years it has expanded both in its services and number of sites. Now it offers comprehensive healthcare services including medical, dental, vision, behavioral health and nutrition for women, infants, and children (WIC).



### **medical:**

primary care for everyone

*12,018 medical patients were served in 2021*



### **dental:**

family dental care for ages 1+

*9,054 dental patients were served in 2021*



### **vision**

affordable exams and glasses  
for the whole family

*295 vision patients were served in 2021*



### **behavioral health**

support for mind, body and spirit

*584 behavioral health patients were served in 2021*



Support staff are there for mother's as they go through one of the most transformative experiences of their lives with breastfeeding coaching, nutrition education and a supplemental nutrition card for purchasing healthy foods, and health and service referrals.



### **locations**

**current location:** 1717 s. calhoun st

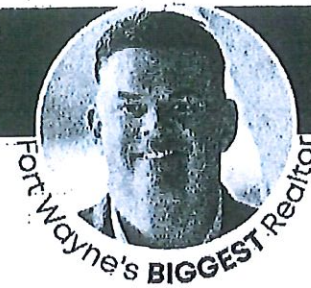
**current location:** 3350 e. paulding

**future location:** 3501 warsaw st



*4,580 individuals that reside in 46806 already call neighborhood health their  
**home** for health care services*

**BRAD**  
STINSON



March 4, 2022

Henry Najdeski  
Barrett & McNagny  
215 E Berry Street  
Fort Wayne, IN 46802

Dear Henry,

With regard to the Neighborhood Health Clinics Inc, located at 3501 Warsaw Street, I was asked to render my professional opinion, as a residential real estate broker, concerning what affect the proposed project would have on area real estate values. We are a family in the real estate business along with my sister, Lori, my parents, Judi and Phil(both retired) making up the Stinson Team of Realtors. Our experience in residential real estate is substantial as we have collectively sold a home every three days since 1986. We are currently affiliated with Joe Zehr and Kim Ward as owners of North Eastern Group Realty. While an opinion is just that, it is, none the less, based on a series of assumptions that I will enumerate. The conclusions arrived at are done so using our combined 70+ years of experience as successful practitioners in the sale and purchase of residential real estate in the greater Fort Wayne area. All four team members had input in this analysis.

Of particular interest, of course, is the effect on the contiguous properties as well as those facing properties across the street from the proposed project. These are the properties typically most affected if there is, in fact, a negative impact.

When assessing the impact on property values the obvious viewpoint to be considered is that of a prospective buyer. If the realization of the project makes the residential property less than attractive for whatever reason, the selling homeowner is forced to make compensating price concessions in an amount that offsets the perceived negative feature of the project. A couple of considerations come to mind when contemplating such concerns with this property.

**-Aesthetic appeal**

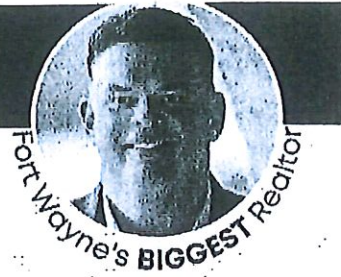
If the layout and design of the facility is unattractive or even offensive for some reason it likely would be a turn off to a prospective buyer likely resulting in a price concession.

The layout and design of the proposed project is not likely to be a deterrent to a prospective home buyer. This site was a school for over 80 years and has been vacant for 4+ years. It looks dilapidated and if anything the Aesthetic appeal will improve greatly as the new owner will maintain it better and bring it back to life as they have with their



Brad Stinson | [bstinson@stinsonteam.com](mailto:bstinson@stinsonteam.com) | 260-615-7271 | [StinsonTeam.com](http://StinsonTeam.com)

**BRAD**  
STINSON



**-Unusual vehicular activity**

Constant vehicular traffic in and out of a facility would certainly be an irritant to those residing close by.

The Neighborhood Health Clinic will have more traffic than the school during the day. The parking is on the east side of the building, there will be no adverse affect to the West and North side of the property at all. The East side of the property has a commercial building and four homes. The Southside has a Church and one home. My understanding is that the hours will be 8-5 Monday thru Friday, no weekends and maybe one night a week until 7pm. Having visited the site myself, I just do not believe the limited amount of traffic will be a negative to the 4 homes properties at all

In conclusion it is my opinion that the approval and successful culmination of the proposed project will not have a negative affect on property values in the surrounding area. On the contrary, because they are going to bring the property back to life, it likely will enhance the long term values.

Respectfully,

Brad Stinson  
The Stinson Team of Realtors  
Broker/Owner North Eastern Group Realty



Brad Stinson | [bstinson@stinsonteam.com](mailto:bstinson@stinsonteam.com) | 260-615-7271 | [StinsonTeam.com](http://StinsonTeam.com)



**TO:** DEPARTMENT OF PLANNING SERVICES

**FROM:** DESTINY LIFE CENTER

**RE:** REZONING OF WARD SCHOOL PROPERTY FROM R2 TO C1

**DATE:** MARCH 10, 2022

DESTINY LIFE CENTER CHURCH OF GOD, INC. IS LOCATED AT 3601 WARSAW STREET ON THE SE CORNER OF WARSAW AND HAMILTON STREETS. WE HAVE HAD THE OPPORTUNITY TO VIEW THE PROPOSED REDEVELOPMENT PLANS IN DETAIL FOR THE EXISTING STRUCTURE AT 3501 WARSAW STREET.

WE WELCOME THE NEIGHBORHOOD HEALTH CLINIC, INC. AND BELIEVE IT WILL BE AN ASSET TO THE COMMUNITY TO PROVIDE ACCESS TO QUALITY HEALTH SERVICES, IN ADDITION TO MEDICAL, DENTAL AND VISION CARE WITHIN WALKING DISTANCE OF MANY ALREADY UNDERSERVED RESIDENTS. THEIR WIC (WOMEN, INFANTS, AND CHILDREN) IS A NUTRITION EDUCATION PROGRAM OFFERING HEALTHY FOODS AND OTHER SERVICES FREE OF CHARGE. WE BELIEVE NEIGHBORHOOD HEALTH WILL BE A COMMITTED PARTNER IN BUILDING THE COMMUNITY IN A WAY THAT WILL BE INCLUSIVE AND WELCOMING.

THE BOARD MEMBERS OF DESTINY LIFE CENTER ARE SUPPORTIVE OF THIS MONUMENTAL PROJECT AND IN AGREEMENT OF REZONING THIS PROPERTY FROM R2 TO C1.

THANK YOU,

KAREN STATON, D.D.

SENIOR PASTOR, DESTINY LIFE CENTER CHURCH OF GOD, INC.

## Henry P. Najdeski

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**From:** Ward Project NHC <wardprojectnhc@nhci.org>  
**Sent:** Thursday, March 3, 2022 9:36 AM  
**To:** Henry P. Najdeski  
**Cc:** Sarah Neace; Carlos Clopton  
**Subject:** FW: Neighborhood Health Ward Location

*Angie Zaegel, MBA*

President/CEO

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**From:** lewisaking2 <lewisaking2@yahoo.com>  
**Sent:** Tuesday, March 1, 2022 7:00 PM  
**To:** Ward Project NHC <wardprojectnhc@nhci.org>  
**Subject:** Neighborhood Health Ward Location

Lewis A. King  
200 East Berry Street  
Fort Wayne, IN 46802

I am the Coordinator for the Ten Point Coalition. I support Neighborhood Health and am excited to see the impact of the ward location.

Sent from my Verizon, Samsung Galaxy smartphone

## Henry P. Najdeski

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**From:** Ward Project NHC <wardprojectnhc@nhci.org>  
**Sent:** Thursday, March 3, 2022 9:30 AM  
**To:** Henry P. Najdeski  
**Cc:** Carlos Clopton; Sarah Neace  
**Subject:** FW: Support

*Angie Zaegel, MBA*

President/CEO

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**From:** Jeff <Jeff@neiprc.org>  
**Sent:** Thursday, March 3, 2022 9:07 AM  
**To:** Ward Project NHC <wardprojectnhc@nhci.org>  
**Subject:** Support

As the Executive Director of the Northeast Indiana Positive Resource Connection, I offer my support of Neighborhood Heath's new venture at the former Ward School property. Our agency is directly across the street on Oxford Street and we welcome Neighborhood Health into the neighborhood. We support the rezoning request they are seeking.

Sincerely,

Jeff Markley

Jeff Markley  
He/Him/His  
Executive Director  
525 Oxford Street  
Fort Wayne, IN 46806  
260-744-1144  
[Jeff@neiprc.org](mailto:Jeff@neiprc.org)  
[www.positiveresourceconnection.org](http://www.positiveresourceconnection.org)

*Diversity is an asset to gain ... not a problem to solve.  
Be Kind. Be Respectful. Be of good intent.*



## Henry P. Najdeski

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**From:** Ward Project NHC <wardprojectnhc@nhci.org>  
**Sent:** Thursday, March 3, 2022 10:55 AM  
**To:** Henry P. Najdeski  
**Cc:** Carlos Clopton; Sarah Neace  
**Subject:** FW: Neighborhood Health

*Angie Zaegel, MBA*

President/CEO

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**From:** cherdian <cherdian@frontier.com>  
**Sent:** Thursday, March 3, 2022 9:55 AM  
**To:** Ward Project NHC <wardprojectnhc@nhci.org>  
**Subject:** Re: Neighborhood Health

Cher Jackson 5010 Woodhurst Blvd Ft Wayne In 46807

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**From:** Ward Project NHC <wardprojectnhc@nhci.org>  
**Sent:** Thursday, March 3, 2022 9:38:08 AM  
**To:** cherjackson <cherdian@frontier.com>  
**Subject:** RE: Neighborhood Health

Cheri,  
Thanks for your support. Would you be willing to add your name/address so our attorney could submit to the Planning Commission?

*Angie Zaegel, MBA*

President/CEO

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**From:** cherjackson <cherdian@frontier.com>  
**Sent:** Thursday, March 3, 2022 7:45 AM  
**To:** Ward Project NHC <wardprojectnhc@nhci.org>  
**Subject:** Neighborhood Health

I am excited and supportive of this project. My children went to Ward School. I knew many people who worked at the school. I am a member of the 10-Point Coalition. The 46806 needs a place in this area with the services Neighborhood Health will offer. I am very supported and very excited to watch the magic begin at this space. Cher Jackson