

#REZ-2026-0026

BILL NO. Z-26-05-16

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. A19 (Sec 23 & 24 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 and Personal Services zoning district under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

The land referred to in this Commitment, situated in the County of Allen, State of Indiana, is described as follows:

Part of the West Half of Section 24, Township 30 North, Range 11 East and part of the East half of Section 23, Township 30 North, Range 11 East (Aboite Township), Allen County, Indiana, and more particularly described as follows:

Commencing at the Northeast corner of Section 23; thence South 00 degrees 30 minutes 00 seconds West along the East line of the Northeast Quarter of said Section 23, a distance of 2058.79 feet to a railroad spike at the centerline of Scottwood Court and Dicke Road; thence Southwesterly, along a non-tangent curve to the left, having radius of 716.20 feet, a distance of 366.13 feet, said curve being defined by a chord bearing South 55 degrees 20 minutes 24 seconds West, a distance of 362.85 feet; thence South 31 degrees 37 minutes 39 seconds West, a distance of 128.64; thence South 21 degrees 54 minutes 02 seconds West, a distance of 125.03 feet to a PK nail marking the Point of Beginning;

Thence South 70 degrees 05 minutes 29 seconds East, a distance of 427.73 to a 1/2" iron pin; thence North 29 degrees 56 minutes 40 seconds East, a distance of 127.31 feet to a 1/2" iron pin; thence South 43 degrees 54 minutes 31 seconds East, a distance of 147.85 feet to a 5/8" iron pin (with surveyor's cap "Russell Assoc. #0017") on the 75 foot right of way of West Jefferson Boulevard; thence along a non-tangent curve to the right having a radius of 6291.20 feet, a distance of 354.22 feet; said curve being defined by a chord bearing South 47 degrees 40 minutes 47 seconds West, a distance of 354.17 feet to a 5/8" iron pin (with surveyor's cap "Russell Assoc. #0017"); thence North 67 degrees 50 minutes 58 seconds West, a distance of 405.08 feet to a 1/2" iron pin; thence North 22 degrees 26 minutes 02 seconds East along the Southeasterly right of way of Scottwood Court, a distance of 104.72 feet to a 1/2" iron pin at the intersection of the South line of the Northeast Quarter of Section 23 with the Southeasterly right of way of Scottwood Court; thence South 89 degrees 26 minutes 21 seconds West, a distance of 27.73 feet; thence North 23 degrees 20 minutes 54 seconds East, a distance of 142.74 feet to the point of beginning. Said in previously recorded survey to contain 3.022 acres.

and the symbols of the City of Fort Wayne Zoning Map No. A19 (Sec. 23 & 24 of Aboite Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

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

SECTION 3. 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:

Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2026-0026
Bill Number: Z-26-05-16
Council District: 4 – Dr. Scott Myers

Introduction Date: May 26, 2026

Plan Commission
Public Hearing Date: June 8, 2026 (not heard by Council)

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

Synopsis of Ordinance: To rezone 3.022 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services

Location: 7953 W Jefferson Blvd (Sections 23 & 24 of Aboite Township)

Reason for Request: To permit a medical rehabilitation center

Applicant: Rehab Hospital of Fort Wayne

Property Owner: Lutheran Health Network of Indiana LLC

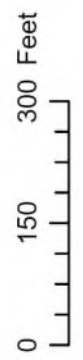
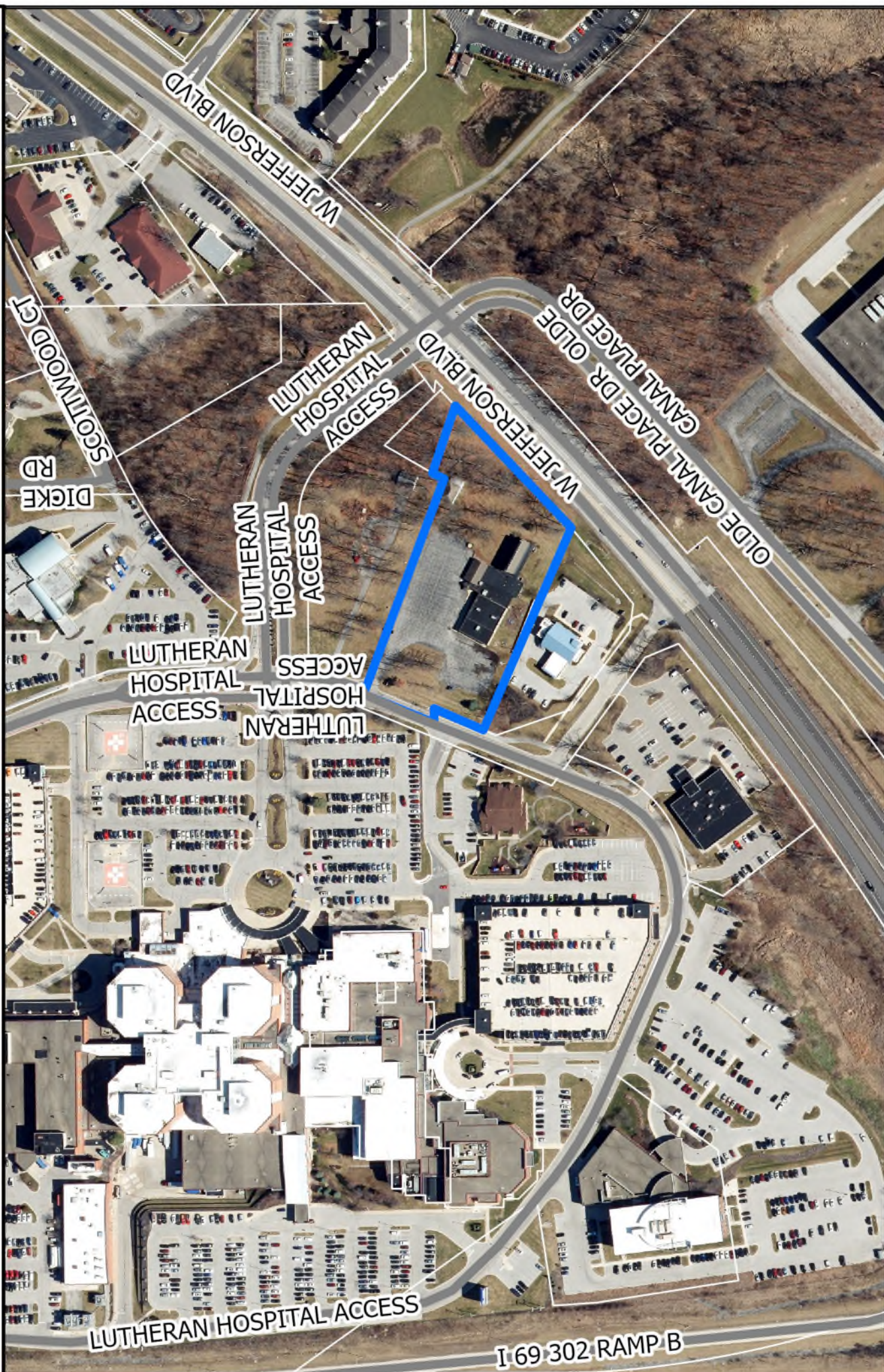
Related Petitions: Primary Development Plan PDP-2026-0014 – Select Neuro Transitional Center

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which would permit a medical rehabilitation center.

Effect of Non-Passage: Property will remain zoned AR/Low Intensity Residential, which does not permit a medical rehabilitation center. The site may continue with existing or non-conforming uses, and may be redeveloped with low intensity residential uses.



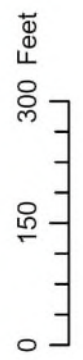
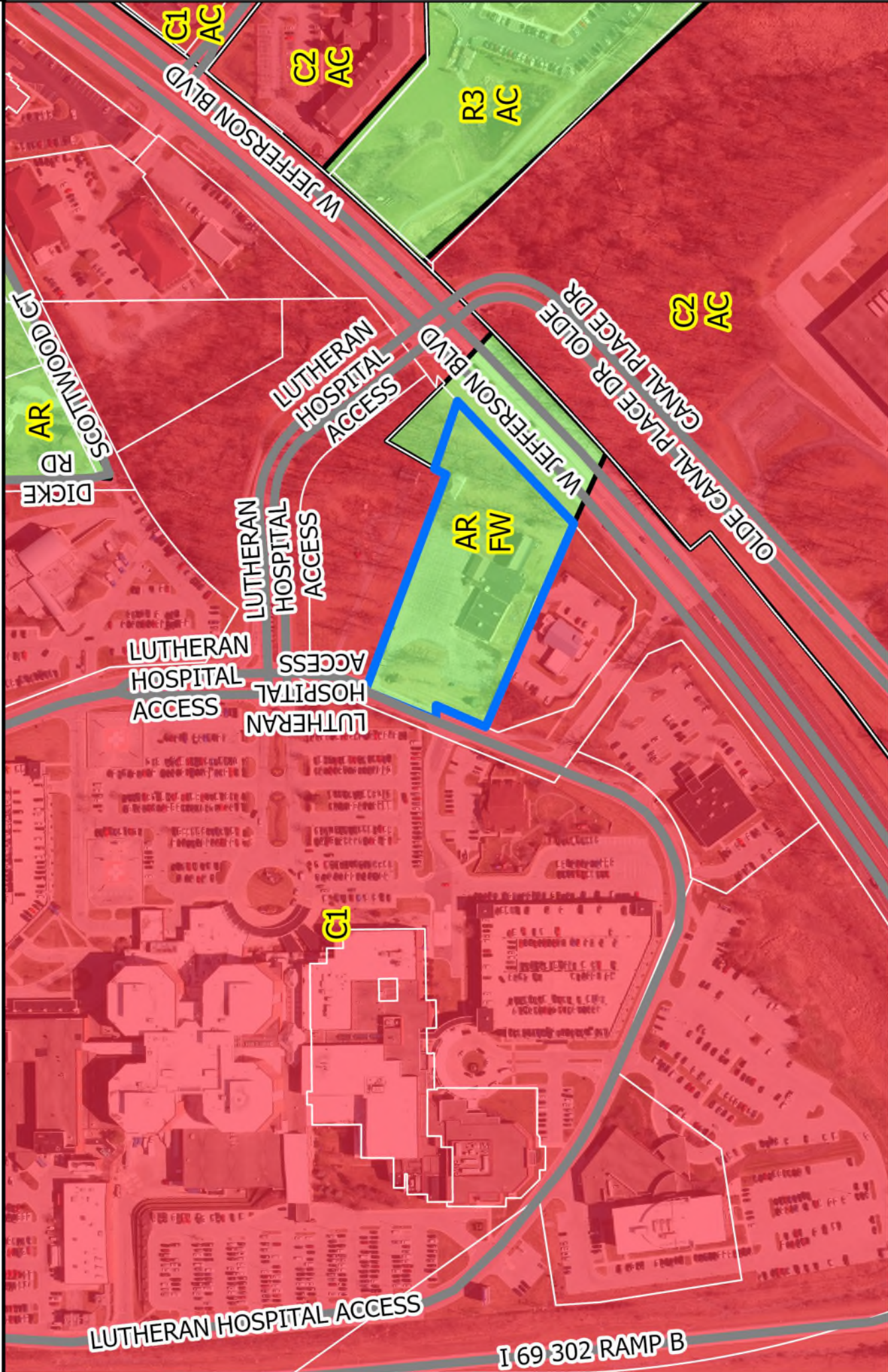
Rezoning Petition REZ-2026-0026 and Primary Development Plan PDP-2026-0014 - Select Neuro Transitional Center



Although every accuracy standard has 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.
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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 5/11/2026



Rezoning Petition REZ-2026-0026 and Primary Development Plan PDP-2026-0014 - Select Neuro Transitional Center



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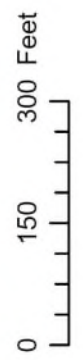


Rezoning Petition REZ-2026-0026 and Primary Development Plan PDP-2026-0014 - Select Neuro Transitional Center



Unincorporated Development

Urban Infill Area

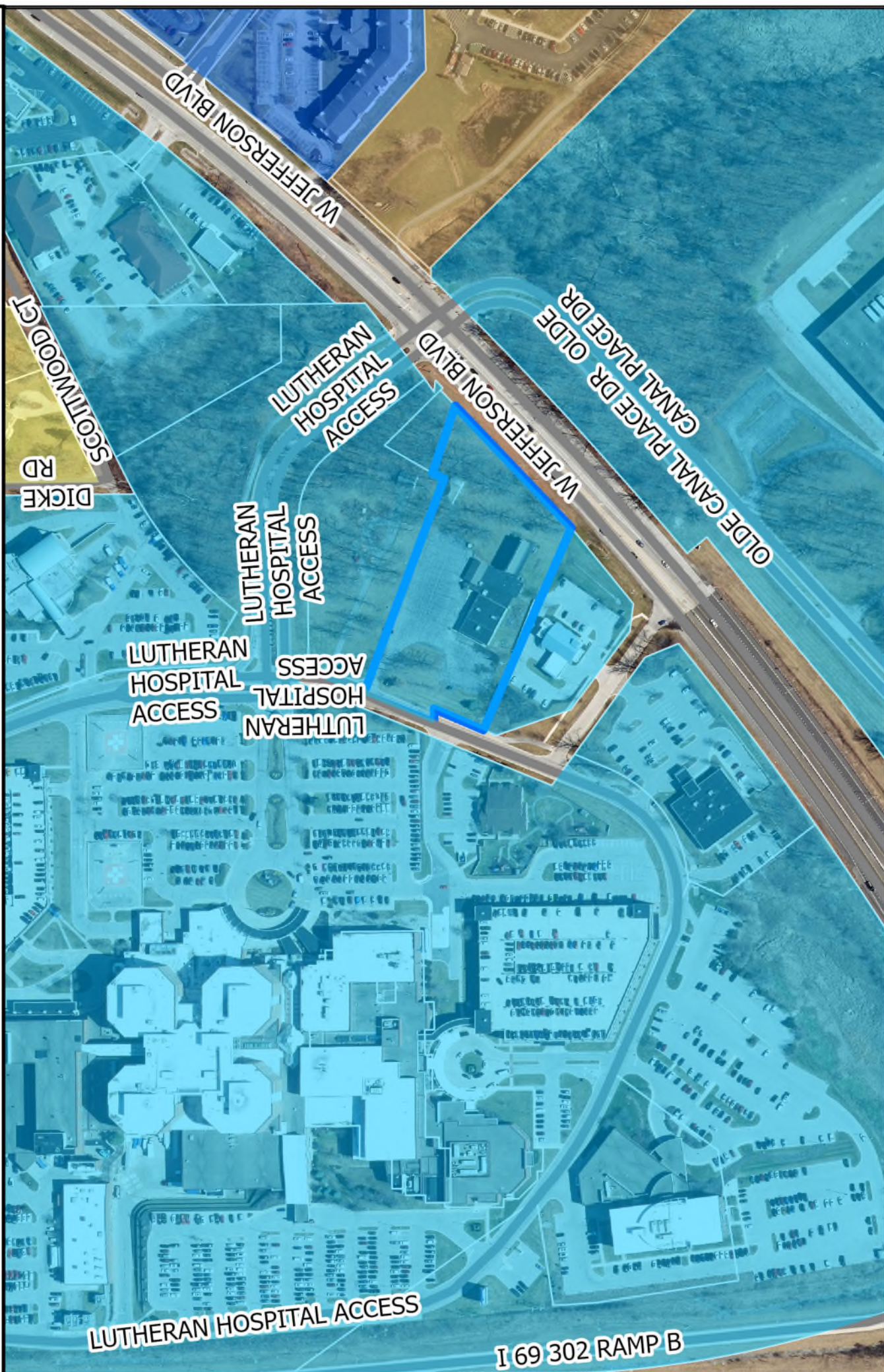


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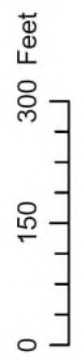
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Rezoning Petition REZ-2026-0026 and Primary Development Plan PDP-2026-0014 - Select Neuro Transitional Center



- Business and Office
- Park
- Institutional
- Mixed Residential
- Suburban Neighborhood
- <all other values>



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 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 5/11/2026

LUTHERAN HOSPITAL ACCESS

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The concepts, ideas, designs, plans and details shown on this drawing are the property of Engineering Resources, Inc. and were created, developed, and prepared for use on this specific project. None of the concepts, ideas, designs, plans, or details may be used for any other project without the written consent of Engineering Resources, Inc.

Select Neuro Transitional Center Rehab Hospital of Fort Wayne

7953 W. Jefferson Boulevard,
 Fort Wayne, IN 46804

ERI PROJECT NUMBER: 6877

ISSUE DATE: 05-05-2026

Primary Development Submittal

NO.	DATE	DESCRIPTION

PRIMARY DEVELOPMENT PLAN

PDP

- LAYOUT LEGEND:**
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LEGEND:**
- STORM SEWER
 - SANITARY SEWER
 - WATER LINE

LOT INFORMATION

CURRENT ZONING	AR - LOW INTENSITY RESIDENTIAL
REZONE	C1 - PROFESSIONAL OFFICE AND PERSONAL SERVICE
CURRENT USE	RISEN SAVIOR LUTHERAN CHURCH
PROPOSED USE	SELECT MEDICAL RESIDENTIAL CARE FACILITY
ACREAGE	3.022 ACRES

PARKING INFORMATION

PARKING CODE	1 SPACE PER 3 ROOMS
PARKING PROVIDED	12 ROOMS / 3 - 4 SPACES REQUIRED
PARKING REQUIRED	24 TOTAL SPACES

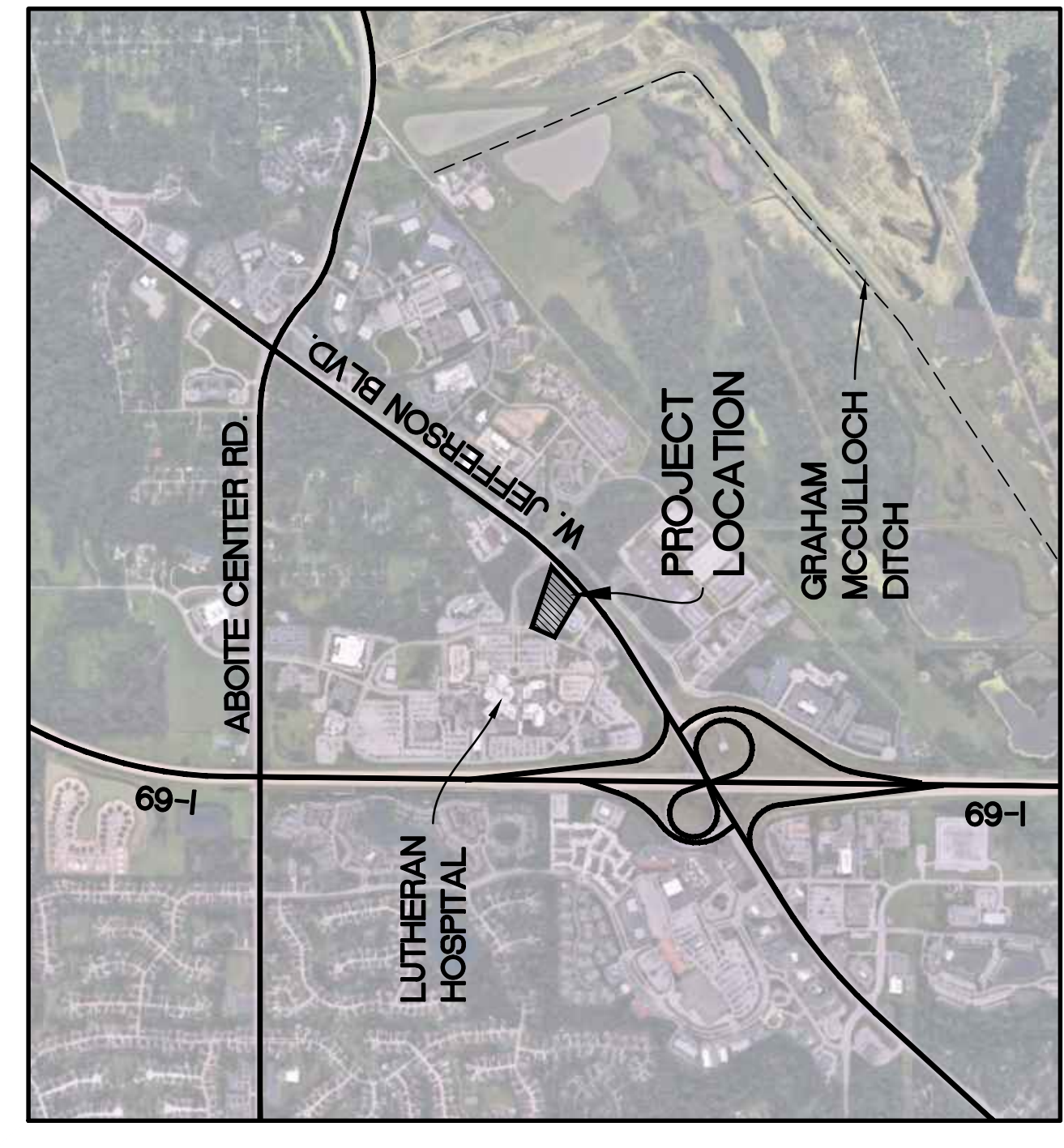
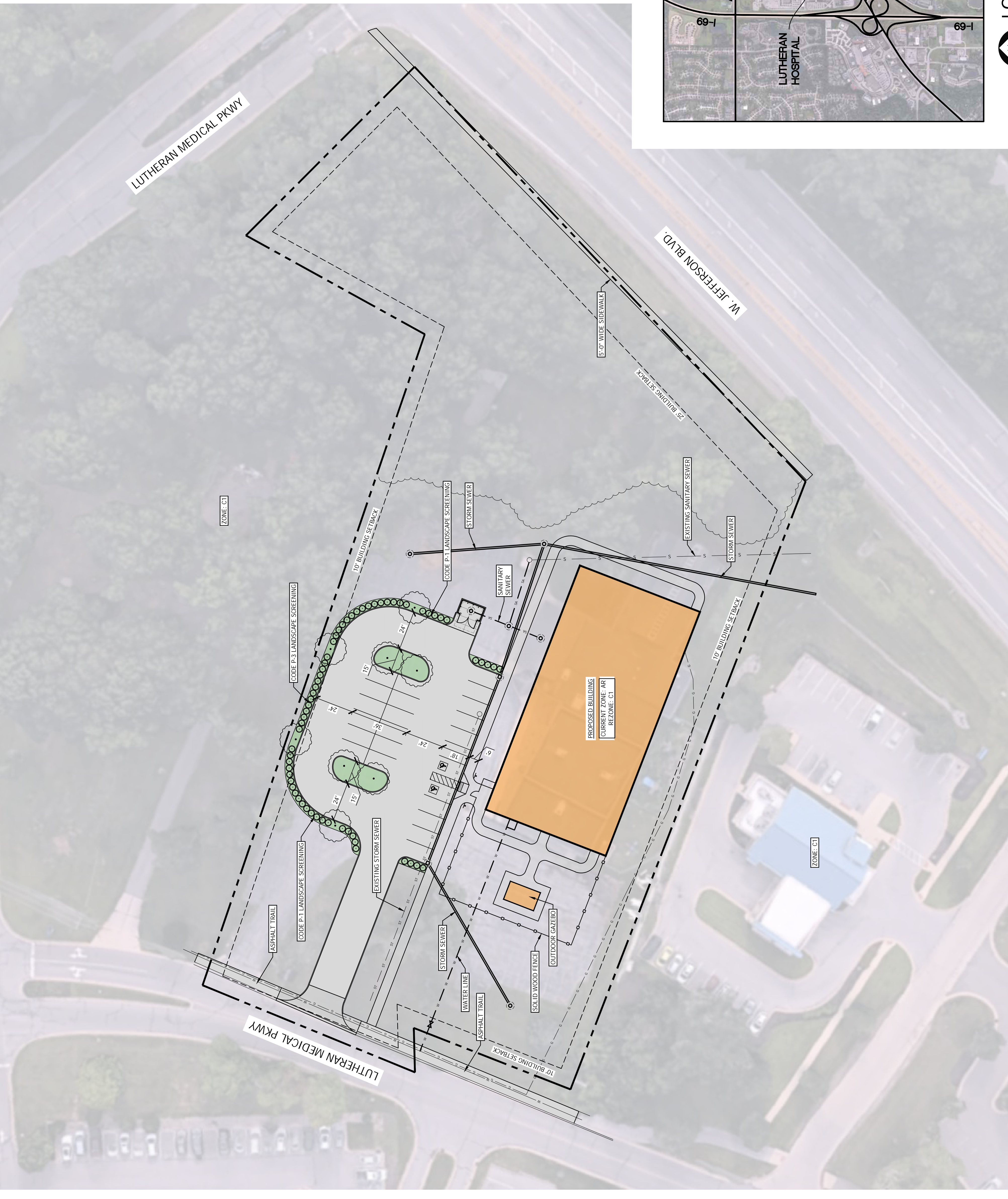
FLOOD INSURANCE RATE MAP (FIRM):
 ALLEN COUNTY, INDIANA AND INCORPORATED AREAS
 FIRM MAP NUMBER: 1800300286G
 PANEL 286 OF 495
 DATED MONTH AUGUST 3, 2009
 FLOODWAY AREAS IN ZONES X

OWNER
 LUTHERAN HEALTH NETWORK OF INDIANA LLC
 6920 POINTE INVERNESS WAY, SUITE 301
 FORT WAYNE, IN 46804
 PH: (260) 455-7001

ENGINEER
 ENGINEERING RESOURCES, INC.
 4175 NEW VISION DRIVE
 FORT WAYNE, IN 46825
 PH: (260) 490-1025
 FAX: (260) 490-1026
 CONTACT: MARK REINHARDT
 EMAIL: mark@eri.com/consulting

SURVEYOR
 ANDERSON SURVEYING, INC.
 1320 HENRY AVENUE
 FORT WAYNE, IN 46808
 PH: (260) 483-1724

DEVELOPER
 SELECT MEDICAL
 4714 GETTYSBURG ROAD
 MECHANICSBURG, PA 17055
 PH: (859) 321-5685
 EMAIL: natasa.wright@selectmedical.com



LOCATION MAP
 SCALE: NOT TO SCALE
 NORTH

PRIMARY DEVELOPMENT PLAN
 SCALE: 1" = 30'
 NORTH



WWW.ANDERSONSURVEYING.COM

DESCRIPTION OF REAL ESTATE:

The land referred to in this Commitment, situated in the County of Allen, State of Indiana, is described as follows:

Part of the West Half of Section 24, Township 30 North, Range 11 East and part of the East half of Section 23, Township 30 North, Range 11 East (Aboite Township), Allen County, Indiana, and more particularly described as follows:

Commencing at the Northeast corner of Section 23; thence South 00 degrees 30 minutes 00 seconds West along the East line of the Northeast Quarter of said Section 23, a distance of 2058.79 feet to a railroad spike at the centerline of Scottwood Court and Dicke Road; thence Southwesterly, along a non-tangent curve to the left, having radius of 716.20 feet, a distance of 366.13 feet, said curve being defined by a chord bearing South 55 degrees 20 minutes 24 seconds West, a distance of 362.85 feet; thence South 31 degrees 37 minutes 39 seconds West, a distance of 128.64; thence South 21 degrees 54 minutes 02 seconds West, a distance of 125.03 feet to a PK nail marking the Point of Beginning;

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Property Address: 7953 Scottwood Court, Fort Wayne, IN 46804

SURVEYOR'S REPORT

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12, Sections 1 through 29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Variances in the reference monuments:
- (b) Discrepancies in record descriptions and plats:
- (c) Inconsistencies in lines of occupation and:
- (d) Random errors in measurement (Theoretical Uncertainty).

The Relative Positional Accuracy (RPA) due to random errors in measurement of the corners of the subject tract established this survey is within the specifications for an "**Urban**" Survey (0.07 feet plus 50 parts per million) as defined in I.A.C. 865.

The purpose of this document was to perform a Retracement Survey of that real estate as described above per the provided Title Commitment as further discussed below. This legal description was based upon a retracement survey by Russell Engineering dated March 9, 2000, Job No. 001-001, and recorded as Document #201052181. The legal description was re-written by Russell to reflect a recent right-of-way dedication and to change the commencing point to the same as the other parcels within the immediate area. The current deed of record for the subject tract is Document #79-08968 which is the same as when Russell surveyed this property. No deed was found or provided reflecting the current (Russell) description. The boundary lines of the subject tract and other relevant lines were established as follows:

The Northeast corner of the Northeast Quarter of Section 23 was established by a found Harrison marker accepted in place per Allen County Surveyor's Office (ACSO) reference.

No monument was found at Southeast corner of the Northeast Quarter.

Surveyor's Report Continued on Page 3 of 3

Survey Number: 21-10-108

1324 Henry Avenue
Fort Wayne, Indiana 46808
www.AndersonSurveying.com

ANDERSON SURVEYING, INC.

1947 E. Schug Road
Columbia City, Indiana 46725

Phone: (260) 691-3425
Fax: (260) 482-6855
Toll Free: (888) 483-1724



WWW.ANDERSONSURVEYING.COM

SURVEYOR'S REPORT CONTINUED

The boundary lines of the subject parcel were established by survey/description called for and recovered monuments accepted in place as the best available evidence of the previously surveyed locations by Russell as discussed above. Said monumentation conformed to record geometry by field measurement within 0.4 feet as shown. No monument was recovered at either end of the 366.13-foot commencing tie course.

A possible title overlap of up to 4.93 exists at the southwest corner of the subject tract. The rebar called for in the survey/description was not recovered but a cut-off fence post in concrete was found being within the RPA of the record geometry by field measurement. Russell held this perpetuation in 2000 as the best evidence of the south line of Document #79-08968. Holding this post makes the course along the southeast right-of-way of Scottwood Ct. (recorded as 100.0 feet in Document #79-08968) field measure 4.72 feet long though it conforms to the Russell description and survey. The record geometry appearing in the description for the south adjoining Three Rivers Federal Credit Union (Document #2009037467) conforms to the original 100.0-foot dimension and to a found 3/8-inch rebar as shown on the Plat of Survey. Holding the post shortens the 25.50-foot course for the Credit Union tract by 4.7 feet. The description for the Credit Union tract calls the north line to be the south line of Document #79-08968 but evidently utilizing a differing perpetuation for this line. It should be noted that the description for the Drainage Easement recorded as Document #2010023487 calls the southwest corner of the subject tract to be monumented by the aforesaid 3/8-inch rebar which and also acknowledges the 4.33-foot discrepancy in the description.

Reference Documents this survey:

- Prior retracement survey of the subject tract by Russell as discussed above
- Current deeds of record for the subject and adjoining tracts
- INDOT plans for State Road 127 - Project No. 455 (1935)
- Available ACSO Section corner information
- County Tax and GIS Maps

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: Up to 5.2 feet north-south and 0.9 feet east-west due to existing monumentation relative the subject tract. Record bearing and distance differential over the RPA for this survey are noted on the Plat of Survey. All found monumentation is of unknown origin unless noted otherwise. All set rebars are 5/8 inch diameter 24 inches long with orange identification caps stamped "ANDERSON-FIRM #29A". See Plat of Survey. No dimension on this Plat of Survey can be interpreted to be of greater precision than the RPA as stated above.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: See above discussion and Plat of Survey regarding the possible title overlap along the south line of the subject tract. Meas. (M) indicates measured dimension. Plat (P) indicates platted dimension. Rec. (R) indicates recorded dimension. Calc. (C) indicates calculated dimension. See Plat of Survey.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: See Plat of Survey relative the location of existing parking areas, drives, fences, and utilities. Unwritten rights may be associated with these occupations.

CONTRACT REQUIREMENTS: All surveying fees to Anderson Surveying, Inc. must be satisfied before this survey and report is valid. The commitment for title insurance was provided to this firm and referenced this survey as prepared by First American Title Insurance Company, issued by Metropolitan Title of Indiana, LLC, having a Commitment Date of October 04, 2021 at 8:00 am, a Printed Date of October 18, 2021, and File No.: 4035-196507. Future abstract or title searches may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Anderson Surveying, Inc. should be notified of any additions or revisions that may be required.

This is certified as an "**Urban**" Survey in accordance with the Indiana Survey Standards to the owner of record and the buyer as listed on this certificate, the title company of contract and the lender for said buyer for the exclusive use in the conveyance of the above described real estate. This Survey is not to be warranted or assigned to any person(s) after said conveyance is complete.

FLOOD ZONE CLASSIFICATION

This property is in Zone "X" as location plots by scale on Flood Insurance Rate Map 18003C0286G, effective August 03, 2009. The accuracy of this statement is subject to map scale uncertainty. The exact location of any flood plain can only be ascertained with a topographic procedure, which is beyond the scope of this Survey. As provided for under the guidelines of the National Flood Insurance Program, the final decision regarding flood insurance is left up to the local lending institution.

Date: October XX, 2021**Survey Number: 21-10-108****ANDERSON SURVEYING, INC.**

1324 Henry Avenue
Fort Wayne, Indiana 46808
www.AndersonSurveying.com

Phone: (260) 483-1724
Fax: (260) 482-6855

1947 E. Schug Road
Columbia City, Indiana 46725

Phone: (260) 691-3425
Fax: (260) 482-6855
Toll Free: (888) 483-1724



Applicant

Applicant Name: Rehab Hospital of Fort Wayne LLC / Natalie Wright
 Address: 4714 Gettysburg Road City: Mechanicsburg State: PA Zip: 17055
 Email (type or print): nataawright@selectmedical.com Phone: 859-321-5685

Property Ownership

Same as applicant

Owner Name: Lutheran Hospital Network of Indiana, LLC
 Address: 6920 Point Iverness Way, Suite 3C City: Fort Wayne State: IN Zip: 46804
 Email (type or print): _____ Phone: _____

Primary Contact Person

Same as applicant

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

Primary Contact: Natalie Wright
 Address: 4714 Gettysburg Road City: Mechanicsburg State: PA Zip: 17055
 Email (type or print): nataawright@selectmedical.com Phone: 859-321-5685

Planning Jurisdiction

- Unincorporated Allen County Town of Grabill Town of Monroeville
 City of Fort Wayne Town of Huntertown City of Woodburn

Property Information

Development Address or PIN #: 7953 W. Jefferson Boulevard
 Present Zoning : A1 Proposed Zoning : C1 Acreage to be rezoned : 3.022
 Purpose of rezoning (attach additional page if necessary): The proposed neurological rehabilitation use for th
the zoning change from A1 to C1.
 Township Name: Aboite Township Section Number: 23
 Sewer Provider: Fort Wayne Water Provider: Fort Wayne

Filing Requirements

- Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning
- Application signed by property owner(s)
- Boundary/ Utility Survey showing area to be rezoned
- Legal Description of parcel to be rezoned (**Please provide in separate word document**)
- Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Natalie Wright  5/7/2026
 printed name of applicant signature of applicant date

 printed name of property owner signature of property owner date

STAFF USE ONLY			
Received	Receipt Number	Hearing Date	Petition Number



Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

The project aligns with the comprehensive plan by redeveloping an existing site, replacing a demolished building with a new Neuro Transitional Center that better meets current community needs. This is

- (2) Current conditions and the character of current structures and uses in the district;

The project responds to current site conditions by removing the existing structure and constructing a new, efficient facility improving access & circulation. It enhances walkability by introducing sidewalks

- (3) The most desirable use for which the land in the district is adapted;

The desired use of this property is beneficial due to the proximity of Lutheran Hospital and the alignment with the end product matching the adjacent property zonings.

- (4) The conservation of property values throughout the jurisdiction;

The project will adhere to all local requirements, regulations, and approval processes, ensuring consistency with the planned land use.

- (5) Responsible development and growth.

This is a single use facility with no intended growth on the same property.

COMPLETE FILING TO INCLUDE:

- Filing Fee
- Complete application signed by property owner*
- Legal description (in Word document format)*
- Boundary/Utility Survey*
- Rezoning Criteria *
- Written Commitment (if applicable)*

**All documents may be digital*

