

#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.

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

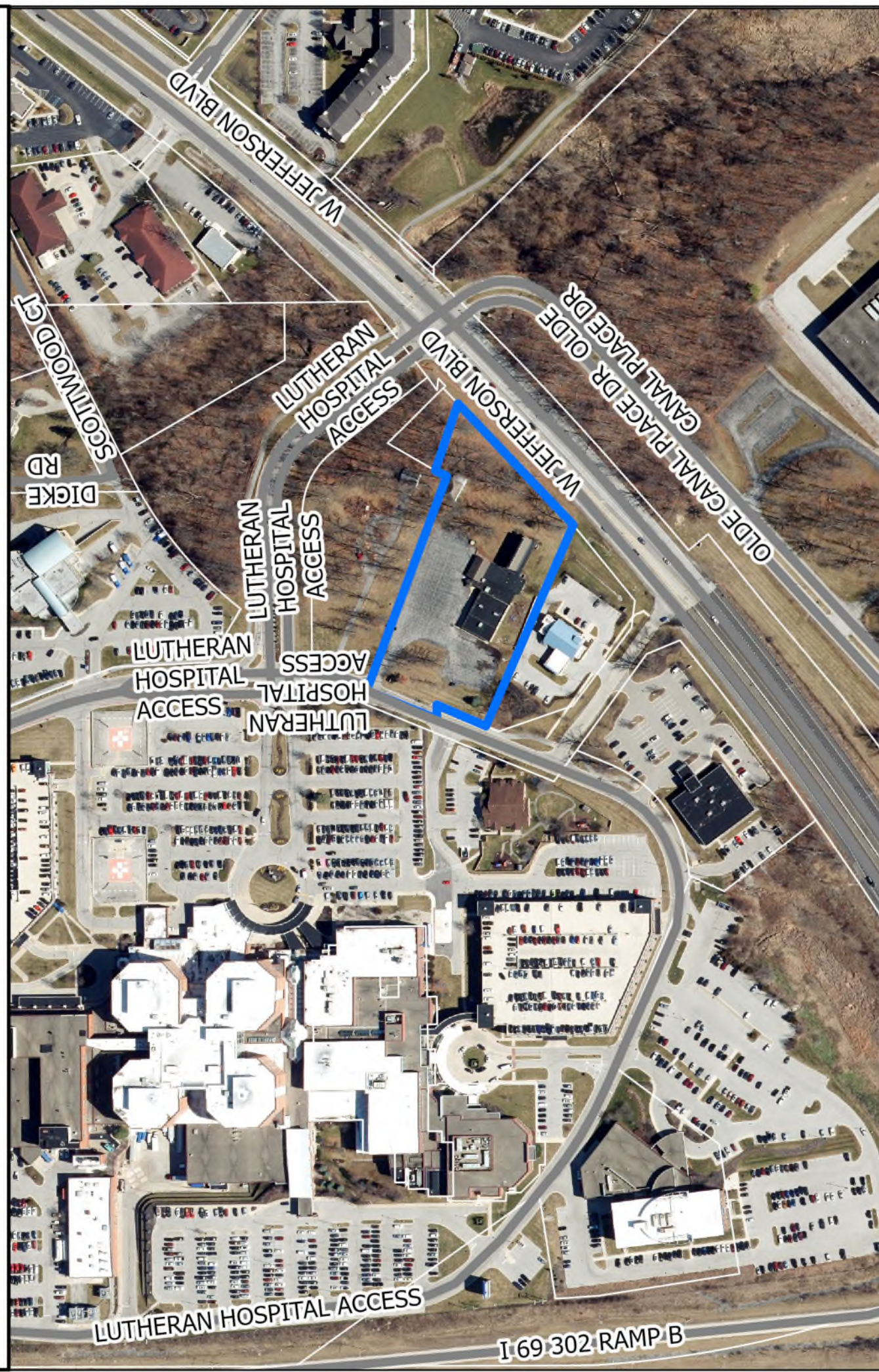
Applicant: Rehab Hospital of Fort Wayne

Property Owner: Lutheran Health Network of Indiana LLC

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

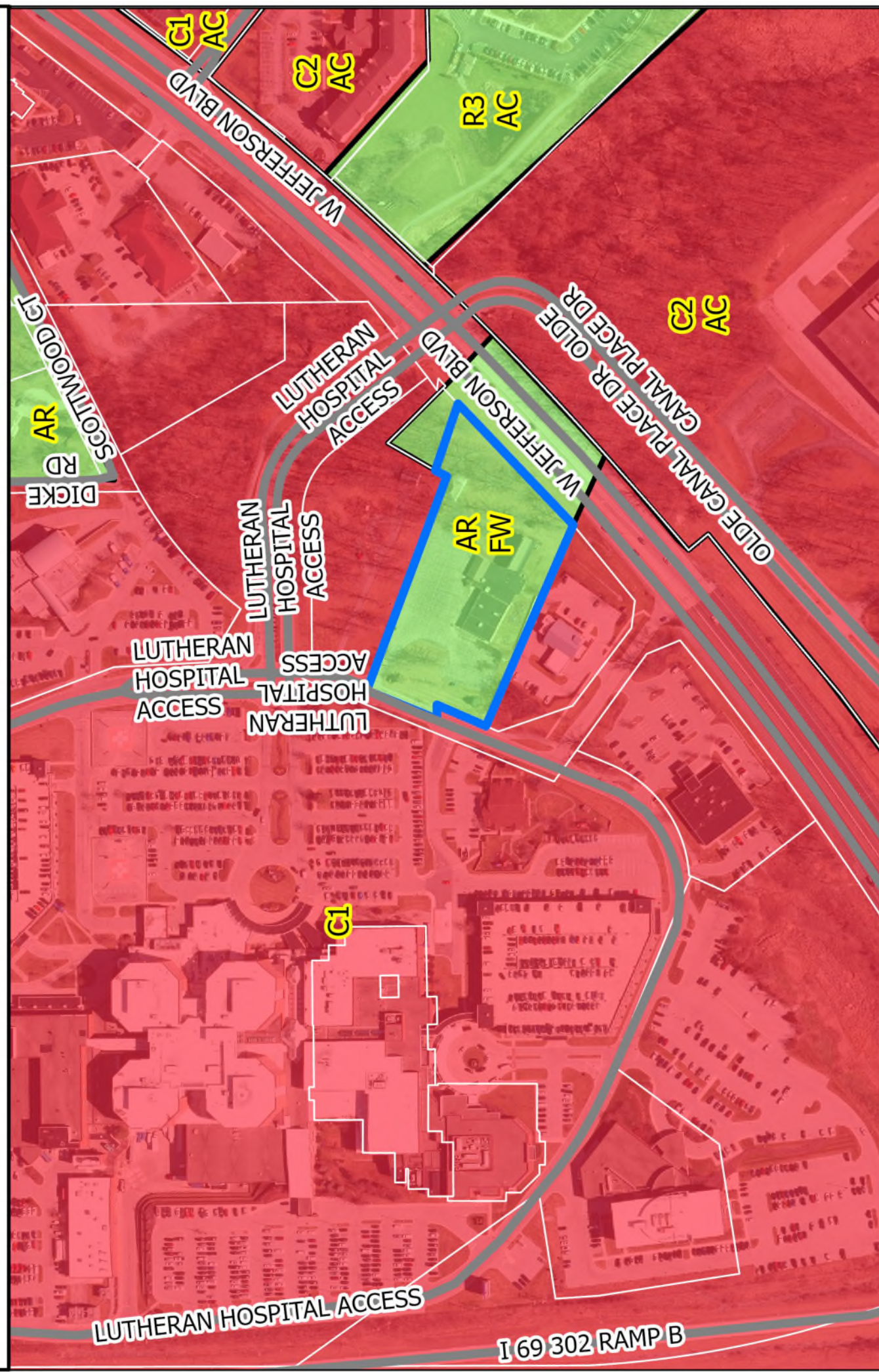
Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services
zoning district, which would permit a medical rehabilitation center.

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.



Although every effort has been made to ensure the accuracy 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: 5/11/2026



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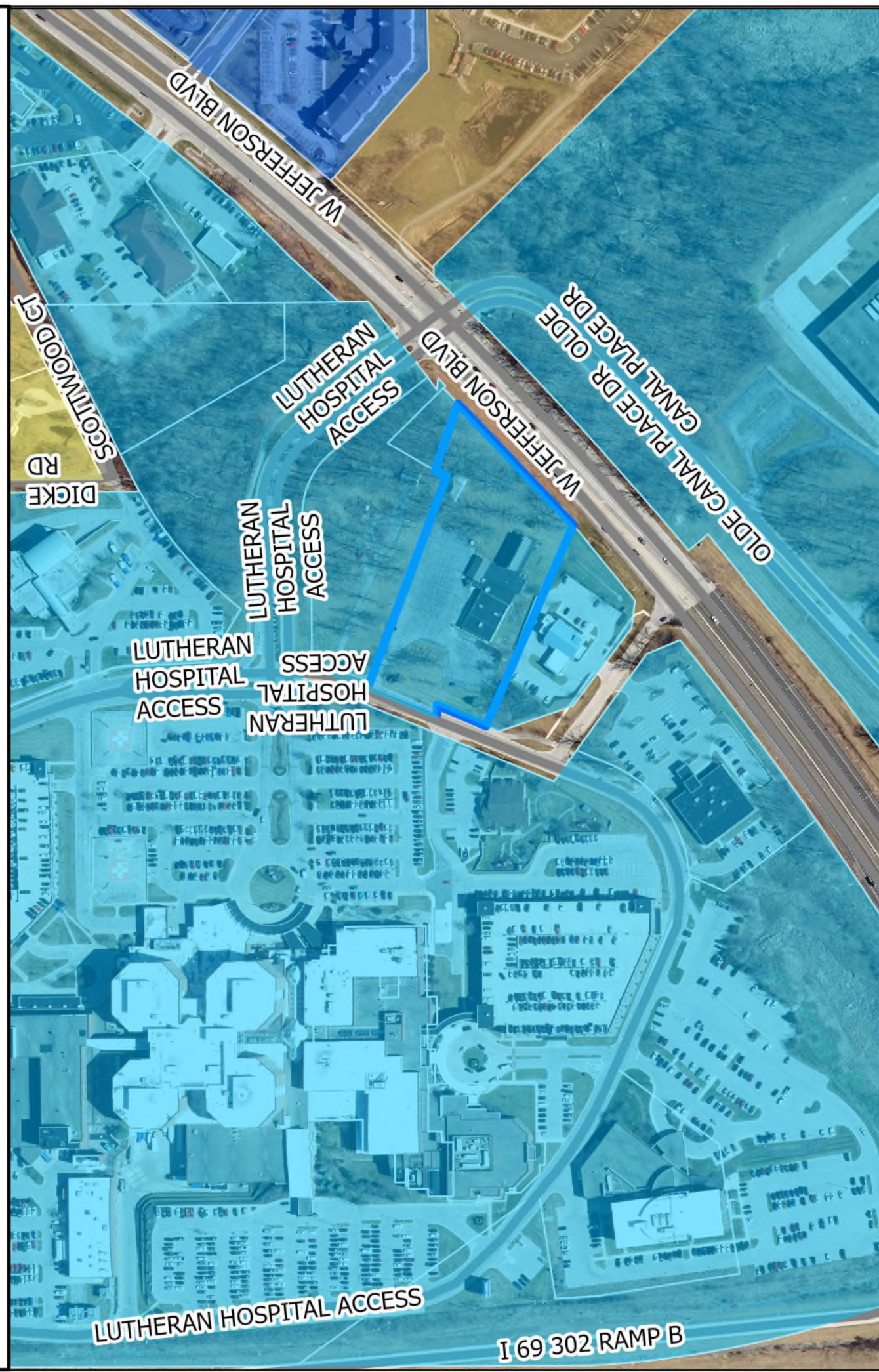
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Unincorporated Development
Urban Infill Area



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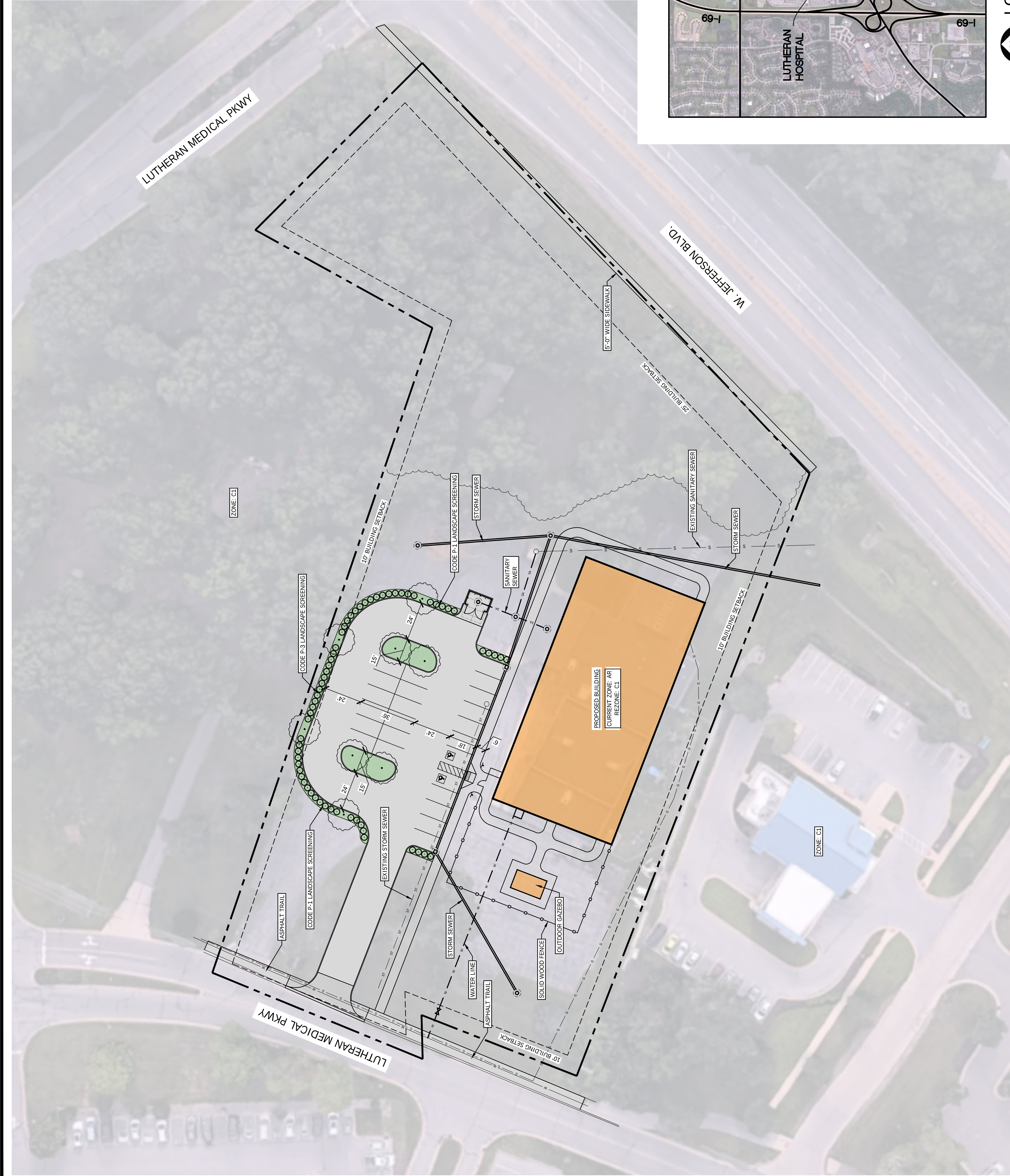


- Business and Office
Park
Institutional
Mixed Residential
- Suburban Neighborhood
<all other values>



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Photos and Contours: Spring 2009
Date: 5/11/2026



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 REQUIRED	12 ROOMS / 3 - 4 SPACES REQUIRED
PARKING PROVIDED	24 TOTAL SPACES

FLOOD INSURANCE RATE MAP (FIRM):

ALLEN COUNTY, INDIANA AND INCORPORATED AREAS

FIRM MAP NUMBER: 18003C0286G

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) 455-1001

ENGINEER

ENGINEERING RESOURCES, INC.

4175 NEW VISION DRIVE

FORT WAYNE, IN 46825

PH: (260) 490-1025

FAX: (260) 490-1026

CONTACT: MARK REINHARD

EMAIL: mark@eri.consulting

SURVEYOR

ANDERSON SURVEYING, INC.

1321 NEWRY AVE

FORT WAYNE, IN 46808

PH: (260) 483-1724

DEVELOPER

SELECT MEDICAL

4714 GETTYSBURG ROAD

MECHANICSBURG, PA 17055

PH: (859) 321-5685

EMAIL: ritaawright@selectmedical.com

ENGINEERING RESOURCES, INC.

4175 New Vision Drive, Fort Wayne, IN 46845

Ph: (260) 490-1025

www.eri.consulting

05-05-2026

RECEIVED

1091278

STATE OF INDIANA

MARK REINHARD

Professional Engineer

Ms Dren

The concepts, ideas, designs, plans and details shown on this drawing are the property of Engineering Resources, Inc. and were created, developed and presented for use on this specific project. None of the concepts, ideas, designs, plans, or details are to 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
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PRIMARY DEVELOPMENT PLAN

PDP

LOCATION MAP

SCALE: NOT TO SCALE

NORTH

PRIMARY DEVELOPMENT PLAN

SCALE: 1"=30'

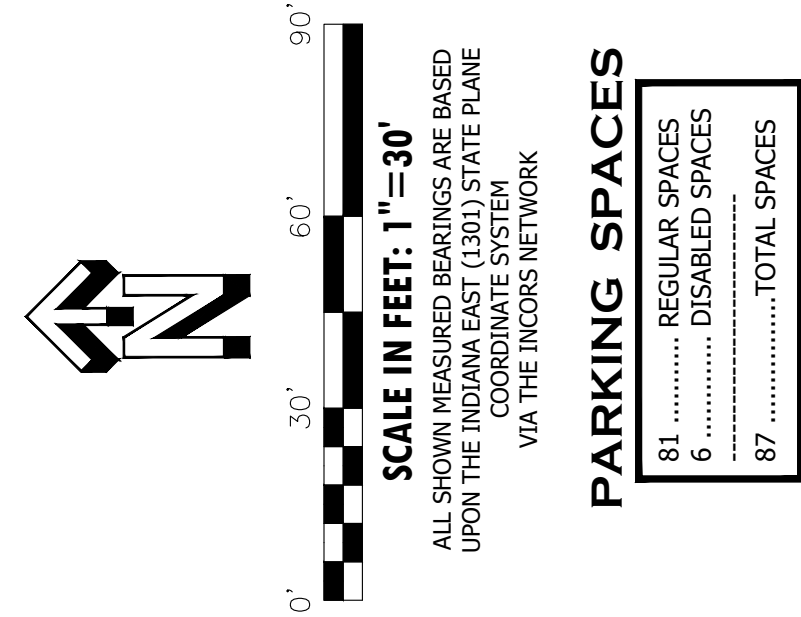
NORTH

953 Scottwood Court, Fort Wayne, IN 4680
Part of Sections 23 & 24, T. 30 N., R. 11 E.
Abote Township, Allen County, IN

SCALE: 1" = 30'	DRAWN BY: E.J.S.
ISSUE DATE: 10/28/2021	CHECKED BY: M.C.V.
SAVED FILE: 05CT12/21-10-108 7953 SCOTTWOOD CT ALTA/21-10-108 ALTA.dwg	

SURVEY NO.: 21-10-108

ALTA



This survey was completed following receipt of the Commitment for Title Insurance 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. A summary of Schedule B, Part II Exceptions, set forth in said commitment is as follows:

ITEM	
1	Affects subject property
2-3	Affects subject property as shown herein
4-13	Affects subject property
5-13	Affects subject property
14-15	Affects subject property as shown herein
16-17	Not a matter of survey
18	Affects subject property
19	Affects subject property as shown herein
20-21	Others may exist that are not known or shown
	Not a matter of survey
END	

Know what's below.
Call before you dig.

JPLR CALLER
SERVICE CARD

811

Required Information
When Calling

CITY	STATE
STREET ADDRESS	ZIP CODE
TITLE OR NAME OF PERSON TO BE CALLED	
PHONE NUMBER	
BEST TIME TO CALL	
DATE WHEN YOU WANT TO START THE CONTRACT	
CONTRACTOR'S PHONE NUMBER AND ADDRESS	

RED	ELECTRIC
YELLOW	GAS, OIL, STEAM
ORANGE	TELEPHONE / CATV
BLUE	WATER
GREEN	SEWER
PURPLE	RECLAIMED WATER
PINK	TEMPORARY SURVEY MARKERS
WHITE	PROPOSED CONSTRUCTION

In Indiana Call **811** or

A. The locations of underground utilities and features, as shown on this Survey, are based upon visible features and above-ground structures. The locations of these items may vary from locations shown herein and additional buried utilities, etc.... may be encountered. All underground utility routings are not necessarily known or shown. No excavations were made during this Survey to locate buried utilities, etc....

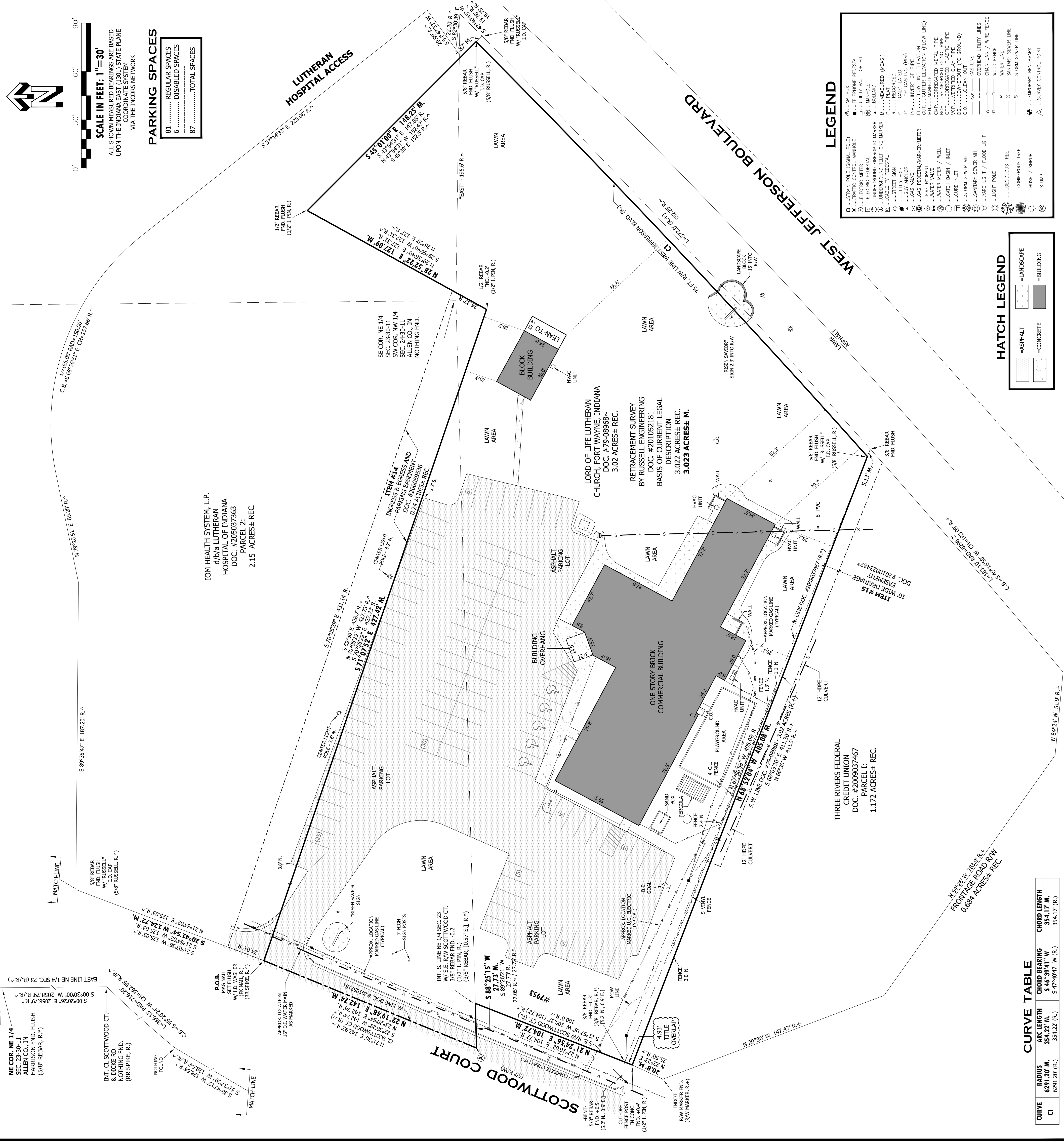
C. Anderson Surveying, Inc. has made no independent search or investigation for easements of record and not of record, encumbrances, restrictive covenants, land use regulations, ownership title evidence or any other facts that an accurate and current title dating back to the historical origin of the subject area may disclose.

E. This Survey is valid only if print has original seal and signature of the Indiana Registered Land Surveyor shown.

ALTA / NSPS LAND TITLE SURVEY CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), and 13 of Table A thereof. The fieldwork was completed on January 11, 2021.

Micheal C. Vodde, Indiana Registered Land Surveyor No. LS201000111



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6291.20' M.	354.22' M.	S 46°39'41" W	354.17' M.
	6291.20' (R.)	354.22' (R.)	S 47°40'47" W (R.)	354.17' (R.)



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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

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



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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

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Toll Free: (888) 483-1724



**DPS Plan Commission
Rezoning Petition Application**

Page 1 of 1

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 Hartsville ☐ 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 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*



FACT SHEET

Case #REZ-2026-0026 Bill # Z-26-05-16 Project Start: May 2026

APPLICANT:	Rehab Hospital of Fort Wayne
REQUEST:	To rezone 3.022 acres from AR/Low Intensity Residential to C1/Professional Office and Personal Services to permit a medical rehabilitation center
LOCATION:	7953 W Jefferson Blvd (Sections 23 & 24 of Aboite Township)
LAND AREA:	3.022 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	4 – Dr. Scott Myers
SPONSOR:	Fort Wayne Plan Commission

June 8, 2026 Public Hearing

- No one spoke in support or with concerns.
- Scott Myers and Rachel Tobin-Smith were absent.

June 15, 2026 Business Meeting

Plan Commission Recommendation: DO PASS

A motion was made by Ryan Neumeister and seconded by Karen Richards, to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.

6-0 MOTION PASSED

- Paul Sauerteig, Scott Myers, and Patrick Zaharako were absent.

Fact Sheet Prepared by:
Karen Couture, Principal Land Use Planner
June 23, 2026

PROJECT SUMMARY

The applicant is requesting to rezone 3.02 acres at 7953 West Jefferson Boulevard from AR/Low Intensity Residential to C1/Professional Office and Personal Services to construct a medical rehabilitation center. The properties to the north, south, and west are zoned C1/Professional Office and Personal Services with medical offices as part of the Lutheran Hospital Campus. The property to the west across West Jefferson Boulevard is zoned C2/Limited Commercial and is the former location of the Verizon/Frontier offices. The site housed a church from the mid-1980s through 2021.

The proposed primary development plan shows one single-story rehabilitation center for patients recovering from procedures that may need more time/care outside of their hospital stay. This building is not for long term housing, but instead just another step in the recovery process. The plan shows the applicant intends to meet parking and landscaping standards, while also adding a new sidewalk along the west end of the property.

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

The project site is located within the Urban Infill area.

- The following Goals and Strategies would be applicable:
LUD 1.1-Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment
LUD 1.2 -Explore modified development review processes to facilitate compatible infill development and redevelopment proposals

Overall Land Use Policies

- The following Land Use Policies would be applicable and supportive of this request:

Generalized Future Land Use Map

- The project site is located within the Institutional generalized land use category.
- Primary Land Uses in this category are Civic and Cultural Facilities, Hospitals and Medical Centers, Professional Office and Personal Services, Religious Institutions, and Schools.
- Some Secondary Land Uses are Business, Service and Retail, Multiple-Family Residential, Parks and Open Space
- Adjacent properties are also categorized as Institutional

Compatibility Matrix

This proposed rezoning to C1/Professional Office and Personal Services is considered compatible with the Institutional land use category.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Diane Reynolds, representing the applicant, presented the request as outlined above.

Public Comments: None

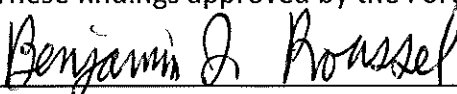
FORT WAYNE PLAN COMMISSION
Findings of Fact • June 2026

PROPOSAL:	Rezoning Petition REZ-2026-0026 – Select Neuro Transitional Center
APPLICANT:	Rehab Hospital of Fort Wayne
REQUEST:	Rezone from AR/Low Intensity Residential to C1/Professional Office and Personal Services for a medical rehabilitation center
LOCATION:	7953 West Jefferson Boulevard
LAND AREA:	3.02 acres
PRESENT ZONING:	AR/Low Intensity Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services

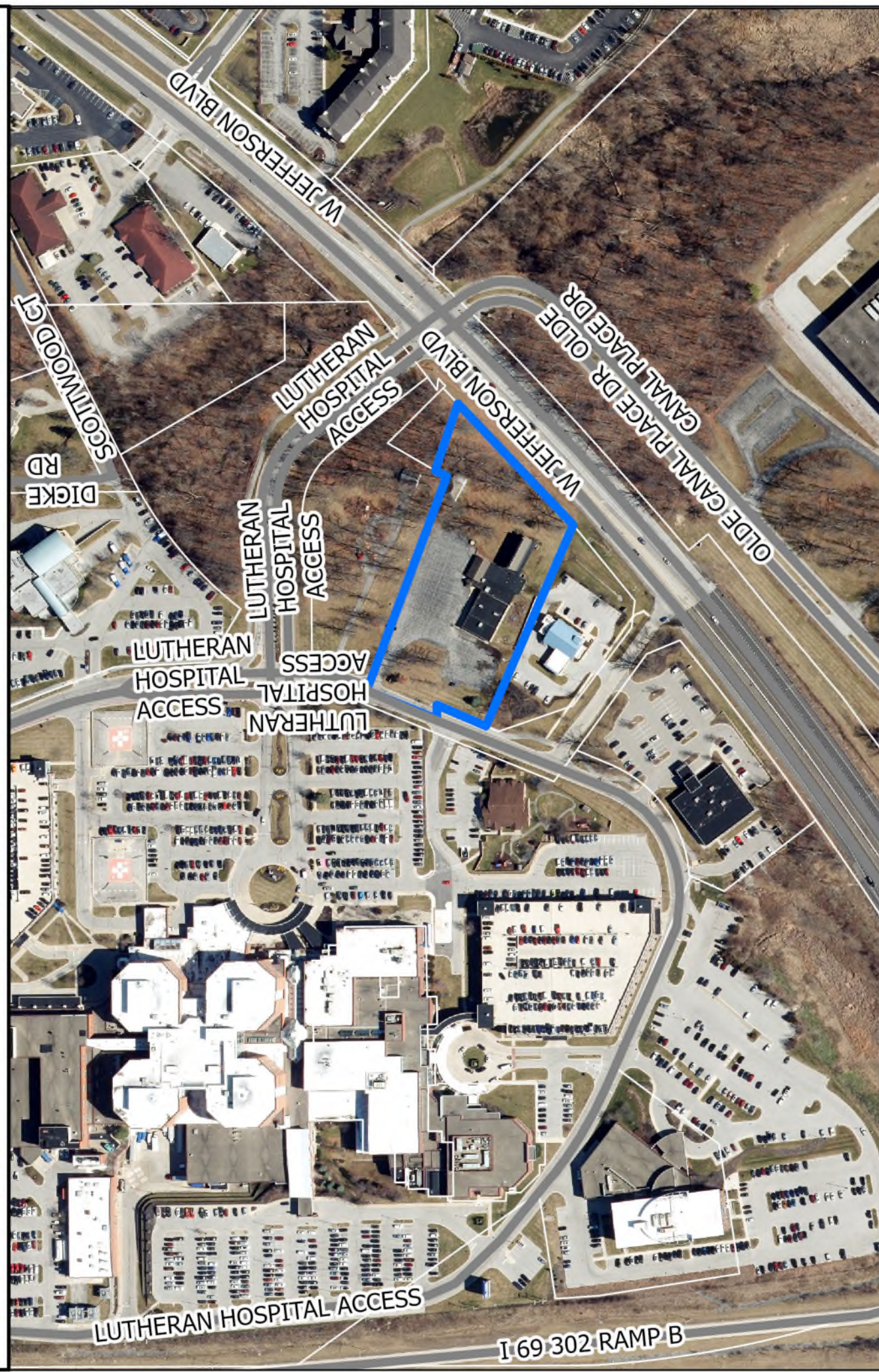
The Plan Commission recommends that Rezoning Petition REZ-2026-0026 be returned to Council, with a “Do Pass” recommendation, after considering the following:

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 site is within the Urban Infill Area, and Institutional generalized land use category, which encourages hospitals and medical centers as primary uses.
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. The applicant intends to use the lot for a medical rehabilitation center, consistent with area development.
3. Approval is consistent with the preservation of property values in the area. The rezoning should not have a negative impact on the property values in the area, as it is a complimentary use.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. The site is served by public utilities and no additional burden on infrastructure is planned.

These findings approved by the Fort Wayne Plan Commission on June 15, 2026.

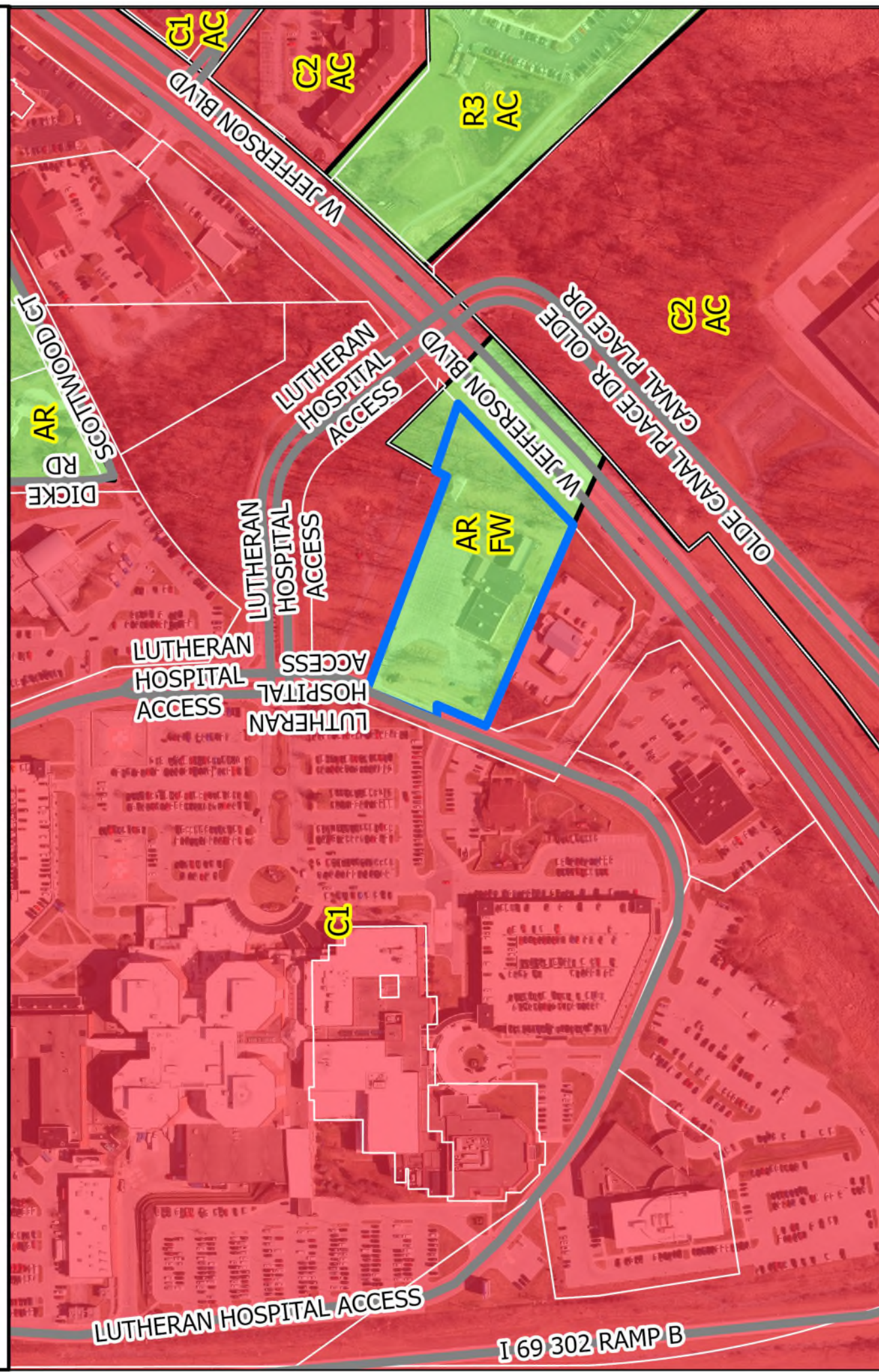


Benjamin J. Roussel
Executive Director
Secretary to the Commission



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



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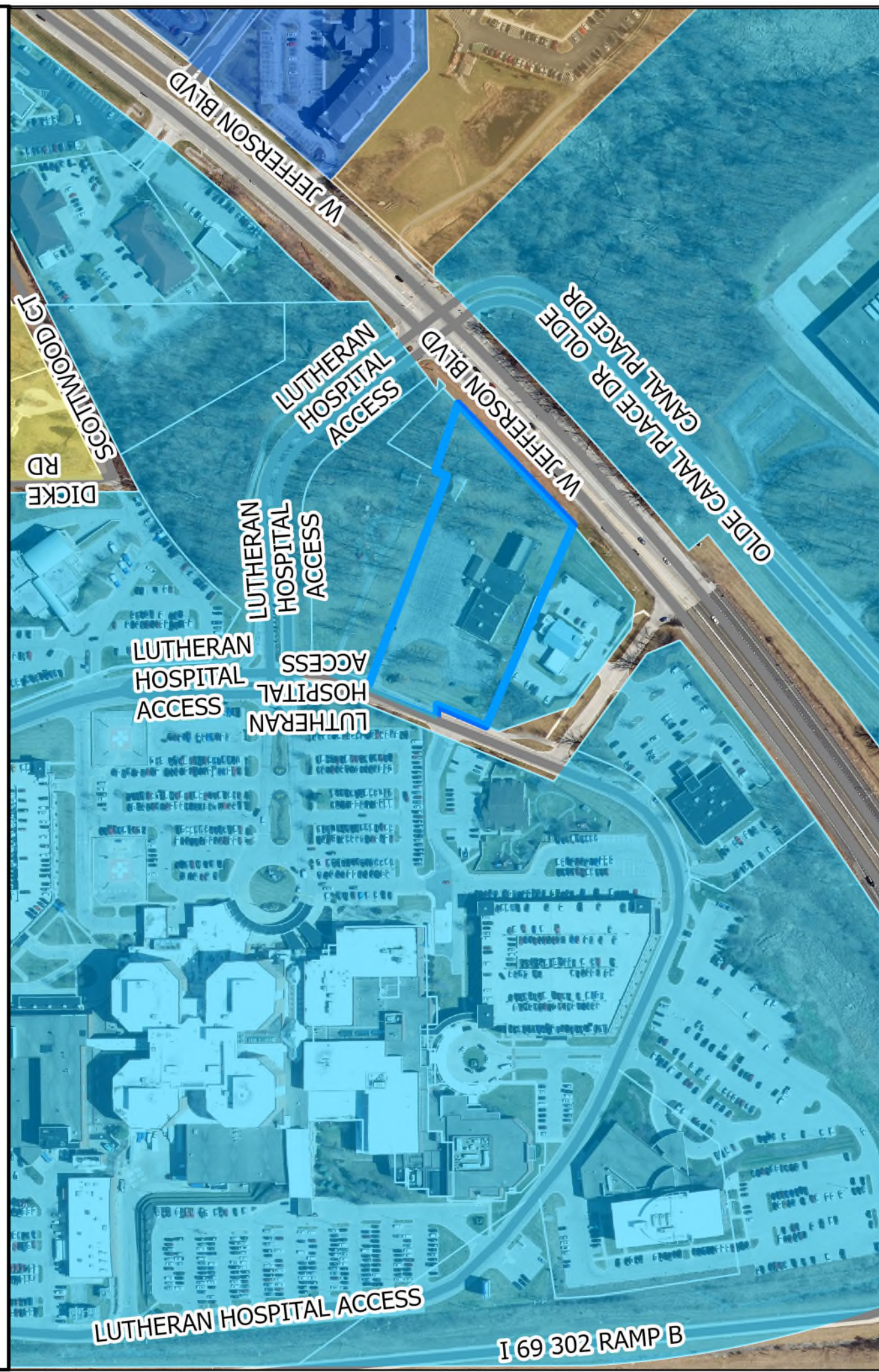
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Unincorporated Development
Urban Infill Area



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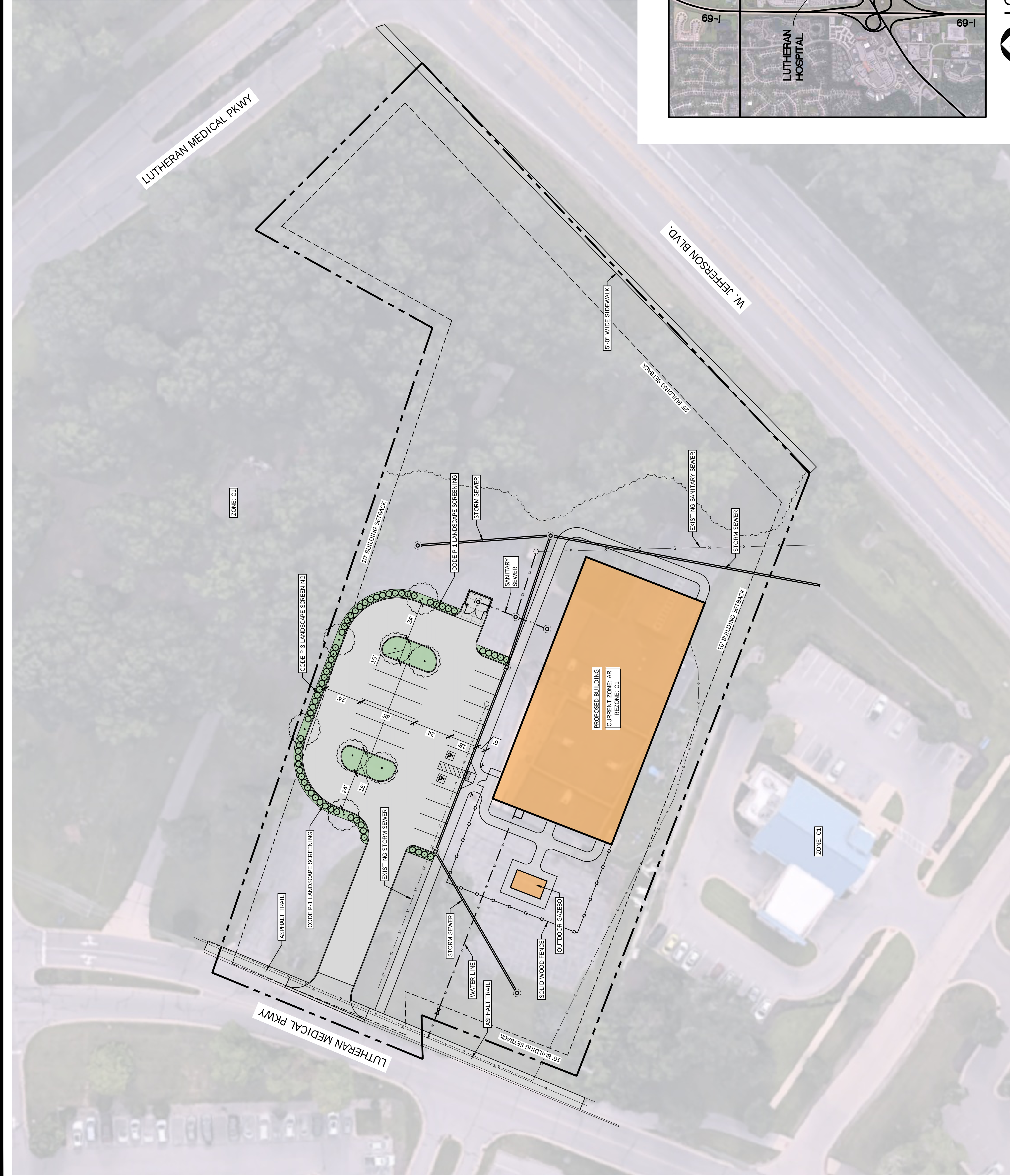


- Business and Office
Park
Institutional
Mixed Residential
- Suburban Neighborhood
<all other values>



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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 SAVIOUR LUTHERAN CHURCH
PROPOSED USE	SELECT MEDICAL RESIDENTIAL CARE FACILITY
ACREAGE	3.022 ACRES

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

FLOOD INSURANCE RATE MAP (FIRM):

ALLEN COUNTY, INDIANA AND INCORPORATED AREAS

FIRM MAP NUMBER: 18003C0286G

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) 455-1001

ENGINEER

ENGINEERING RESOURCES, INC.

4175 NEW VISION DRIVE

FORT WAYNE, IN 46825

PH: (260) 490-1025

FAX: (260) 490-1026

CONTACT: MARK REINHARD

EMAIL: mark@eri.consulting

SURVEYOR

ANDERSON SURVEYING, INC.

4321 NEW VISION DRIVE

FORT WAYNE, IN 46808

PH: (260) 483-1724

DEVELOPER

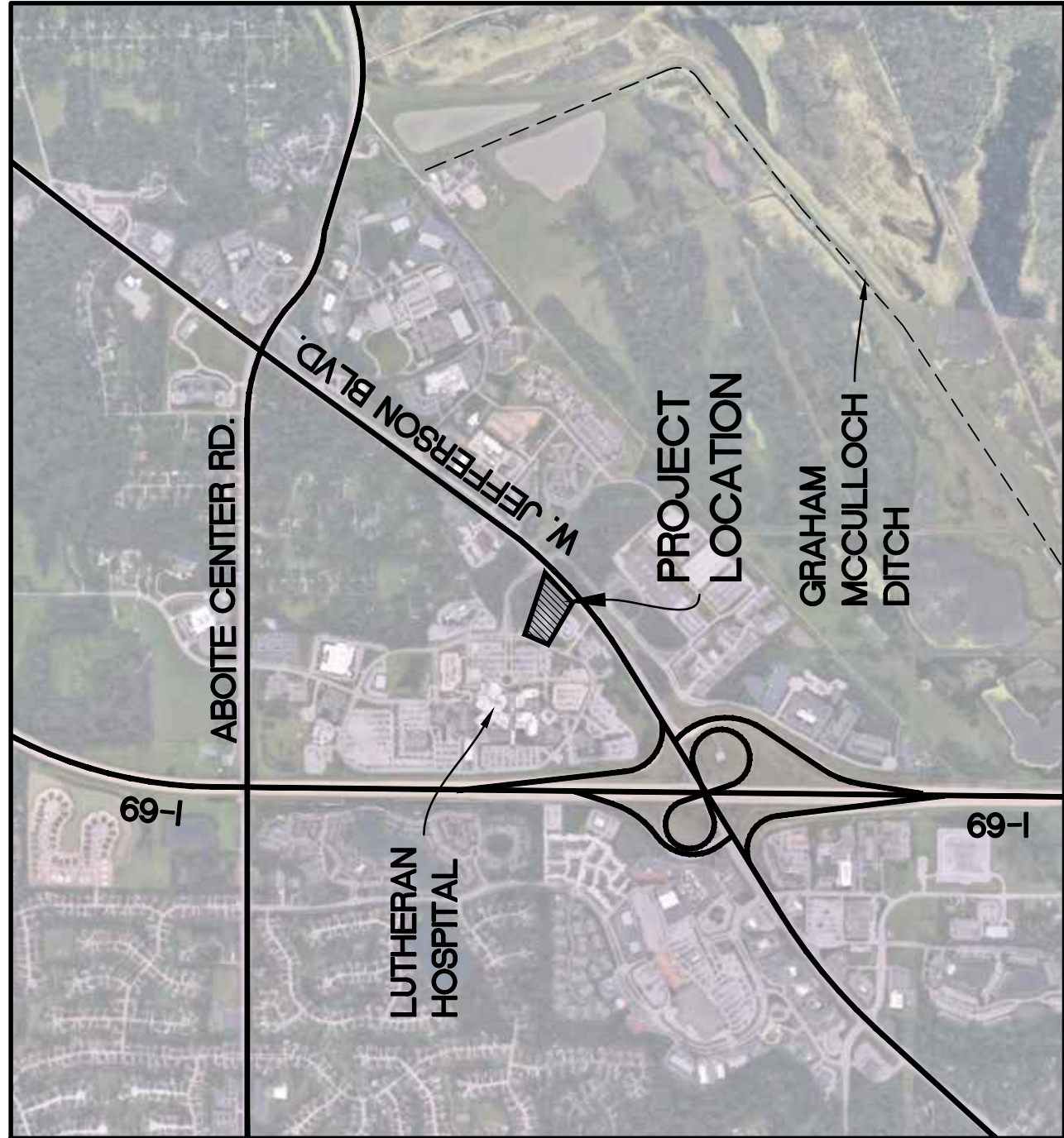
SELECT MEDICAL

4714 GETTYSBURG ROAD

MECHANICSBURG, PA 17055

PH: (859) 321-5685

EMAIL: ritaawright@selectmedical.com



LOCATION MAP

SCALE: NOT TO SCALE

NORTH

PRIMARY DEVELOPMENT PLAN

SCALE 1"=30'

NORTH

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

REVISIONS

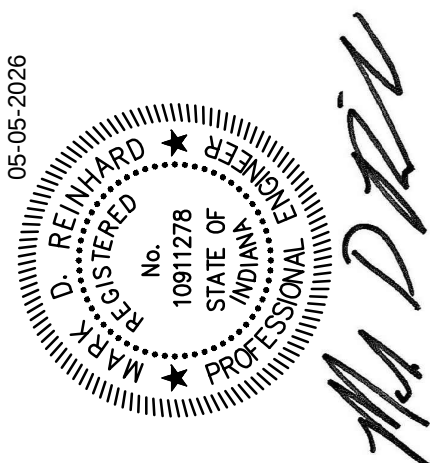
NO.	DATE	DESCRIPTION
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PRIMARY DEVELOPMENT PLAN

PDP

ENGINEERING
RESOURCES, INC.

4175 New Vision Drive, Fort Wayne, IN 46845
Ph: (260) 490-1025 www.eri.consulting



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