

ORDINANCE NO. 18, 2012

**AN ORDINANCE AMENDING THE ZONING MAP REZONING LAND WITHIN
THE CITY OF VALPARAISO FROM INL LIGHT INDUSTRIAL
DISTRICT TO CA CAMPUS DISTRICT**

WHEREAS, a petition was presented by HealthLink, Inc. to rezone land located at 1001 Sturdy Road from INL, LIGHT INDUSTRIAL DISTRICT TO CA, CAMPUS DISTRICT; and

WHEREAS, the Plan Commission duly advertised and held a public hearing on the proposed rezoning on July 10, 2012; and

WHEREAS, the general public was given an opportunity to comment on the proposed rezoning; and

WHEREAS, the Plan Commission voted to recommend rezoning the property from INL Light Industrial to CA Campus District on July 17, 2012 by a vote of 5-0.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso as follows:

- 1) The following described real estate in the City of Valparaiso is rezoned to CA CAMPUS DISTRICT zoning classification to:

See attached Legal Description - Exhibit A

- 2) This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a 7-0 vote of all members present and voting this 13th day of Aug, 2012.



Jon Costas, Mayor

ATTEST:



Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 13th day of

Aug, 2012, at 7:10 o'clock p.m.

Sharon Swihart

Sharon Swihart, Clerk-Treasurer

This Ordinance approved/denied and signed by me this 13th day of Aug, 2012, at
7:10 o'clock p.m.

Jon Costas

Jon Costas, Mayor

Instructions for filing a petition before the CITY OF VALPARAISO PLAN COMMISSION

The Petitioner is responsible for providing all documents and requested information with the petition on or before the deadline for the Commission meeting. The information and documents must contain accurate information and must be submitted to the Planning Department prior to the scheduled meeting. The decision of the Commission depends on a concise and clear understanding of the Petitioner's request. It is strongly recommended that the Petitioner begin collecting the documents prior to the date of the deadline. *If a petition is not complete or is filed late it will be placed on the Agenda for the following month.* The required filing fee as indicated below must be paid to the City Clerk-Treasurer upon filing a complete petition.

STEP ONE: APPLICATION AND CHECKLIST

In order for a petition to be considered complete it shall include at a minimum the following (Check all Items provided):

1. x Application Fee - Submitted to Clerk/Treasurer's Office by no later than 4:00 PM on the day of the posted Deadline for the desired Plan Commission meeting.
2. x Complete petition and checklist. Petition is attached.
3. x Vicinity Map. A vicinity map for the purpose of locating the ~~subject~~ property within the City of Valparaiso. (see attached Site Plan)
4. x Site Plan/Concept Plan. The site plan must be to scale and include all present and proposed buildings and structures, parking areas, location and name of all adjacent streets and roads (whether public or private), and a north arrow. Easement information must also be provided if easements exist or are proposed on the property in question.
5. x Written Description of Project. There should be a written description of the proposed project attached with the site plan. The written description allows the Plan Commission and the Planning Department to better understand the proposed project. (see attached)
6. N/A Commitments/Restrictions/Covenants. Proposed Commitments/Restrictions/Covenants for the property or subdivision must be provided for reference if the Petitioner intends to require them as a condition of sale or development of property.
7. x Legal Description. A legal description for the property must be either written in the space provided or attached. The legal description can be found on the Deed for the property or potentially within a recorded mortgage. The abbreviated version of the legal description on the property tax bill is not sufficient. If necessary, the Petitioner can obtain a copy of the Deed from the Porter County Recorder's Office located in the Porter County Administration Building in Valparaiso.
8. x Surrounding Property Owner List. If a public hearing is required for your requested action, The names and addresses of all the property

owners within 300 feet in all directions from the subject parcel shall be provided. See application type on Petition form to determine if a public hearing is required. Information concerning the owners of property within 300 feet can be obtained through a title company or the Petitioner may obtain such information from the Porter County Auditor's Office. Owners of property within a 300-foot radius of the lot lines of the subject parcel must receive notice. All property owner information (including those owned by the City, State, etc.) must be submitted as part of the application. Please be advised that it is the Petitioner's responsibility to obtain this information. Indiana law and the Rules and Procedures of the Valparaiso Plan Commission require timely notice to all affected property owners. Should a property owner not receive timely notice, such could result in your request being denied, delayed, or potentially revoked at some later date.

9. x Petitioner's Affidavit of Notice and Consent of Property Owner. See the attached Form and Petition form to determine if a public hearing is required. As part of the Plan Commission application process, the Petitioner is required to execute an affidavit indicating that notification of affected property owners has been completed in a timely manner. Letters of notification shall be mailed to property owners within 300 feet of the Petitioner's property, which is the subject of the requested Plan Commission action. The letter of notification shall be sent via certified mail, return receipt requested, and must be postmarked a minimum of ten (10) days prior to the Plan Commission hearing. A form letter for your use is attached to this application. The Petitioner will bring all the original certified "green cards" to the Plan Commission hearing. Upon inspection by the Plan Commission and its attorney, the cards will be returned to the Petitioner. It is highly recommended that the Petitioner retain these cards as proof that all property owners received notice. Any objection as to failure to notify a property owner within 300 feet will be the responsibility of the Petitioner.
10. N/A Annexation Documentation (If applicable). If the petition is submitted for an annexation request, refer to the annexation application requirements sheet in addition to this information. Failure to provide all necessary information by the dates required will result in a delay in processing your request. Please contact the Planning Department to obtain a copy of this information.

STEP TWO: PUBLIC NOTIFICATION REQUIREMENTS

Notification by Newspaper - NWI Times

After it is determined that your application is complete, Planning staff will submit a public hearing notice in compliance with applicable State Statutes to the Northwest Indiana Times newspaper if your request requires a public hearing. The bill for publication and a proof of publication will be mailed to the Petitioner listed on the Petition. Payment of the bill is the responsibility of the Petitioner.

Onsite Notification Sign

Last updated 1/17/12

Planning Staff will place one or more signs on the subject parcel in a conspicuous location at least ten (10) days prior to the scheduled public hearing for your requested action. Staff will collect the sign(s) immediately following the public hearing date listed on the sign. Do not remove the onsite notification sign for any reason without the permission of the Planning Director. If the sign is damaged or stolen, we will place a new sign on the property.

Surrounding Property Owner Notification

As outlined in checklist item #9 above, if a public hearing is required by State law for your requested action, it is the Petitioner's responsibility to mail proper notice to all affected surrounding property owners via certified mail return receipt requested that is postmarked no later than ten (10) days prior to the public hearing. This is defined by the City of Valparaiso as all property owners within a 300 foot radius of the property lines of the subject property. The Petitioner shall present all received or returned green certified mail cards to the Plan Commission Staff or Attorney for inspection to verify compliance with notification requirements, and comparison with provided surrounding property owners list. The Affidavit of Notification of Surrounding Property Owners shall also be provided as outlined above in checklist item #9.

STEP THREE: APPLICATION PROCESS AND PUBLIC HEARING SCHEDULE

Application Review and Checklist Acceptance

Planning staff will review the application materials for completeness and clarity and schedule the request for the following Plan Commission meeting date. If it is determined that the application is incomplete, Planning staff will notify the owner of the missing or incomplete items and schedule the request for the next Plan Commission Meeting following receipt of a complete application packet.

Staff Report or Fiscal Plan if Necessary

If required, Staff will Complete a staff report, recommendation, or fiscal plan (annexations only) to be presented at the Plan Commission meeting. The Petitioner may request a copy of any report, recommendation, or fiscal plan from the Planning Director.

Public Hearing Attendance

The Petitioner or his/her representative needs to attend the Plan Commission meeting to present the project and answer questions. The Plan Commission meets on the second Tuesday of each month at 7 p.m. at City Hall. The Petitioner will not be notified or reminded of the meeting. Meeting Dates are presented below for your reference.

CITY OF VALPARAISO PLAN COMMISSION

2012 Petition Deadlines and Meeting Dates

**Note: All meetings take place in the Council Chambers,
City Hall, 166 Lincolnway, Valparaiso**

Commission meetings are on the 2nd Tuesday of each month at 7:00 PM

<u>Plan Commission Deadline</u>	<u>Plan Commission Mtg. Date</u>
December 16, 2011	January 10, 2012
January 20	February 14
February 17	March 13
March 16	April 10
April 13	May 8
May 18	June 12
June 15	July 10
July 20	August 14
August 17	September 11
September 14	October 9
October 19	November 13
November 16	December 11
December 14, 2012	January 8, 2013

PETITION #: RZ 12-002
(staff use only)

**VALPARAISO PLAN COMMISSION
PETITION FOR PUBLIC HEARING**

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission:

(CHECK ALL THAT APPLY)

PUBLIC HEARING REQUIRED - See Items #8 and #9 in Application Checklist

- ☒ To rezone said property from the INL zoning district to CA zoning district
☐ To approve a Primary Plat
☐ To approve a Planned Unit Development (PUD)
☐ To approve a Major Planned Unit Development Amendment
☐ To annex property into the City of Valparaiso, Indiana - Checklist item #10

NO PUBLIC HEARING REQUIRED

- ☐ To approve a Minor Subdivision (Lot Split)
☐ To approve a Final Plat
☐ To approve a Plat Amendment
☐ Design/Architectural Approval in _____ Overlay District

Please provide the following information:
(print or type)

HealthLinc, Inc.	454 S. College Ave., Valparaiso, IN 46383	(219) 465-9500
Owner of property	Address	Phone
Beth Wrobel, HealthLinc, Inc.	(219) 465-9500	bwrobel@healthlincchc.org
Contact person	Phone	Email

Applicant is (check one): ☒ Sole Owner ☐ Joint Owner ☐ Tenant ☐ Agent ☐ Other

Beth Wrobel, HealthLinc, Inc.	454 S. College Ave., Valparaiso, IN 46383	(219) 465-9500
Petitioner	Address	Phone

Address or description of location of property: 1001 Sturdy Road, Valparaiso, IN

Parcel/Tax Duplicate Number 64-10-19-130-010.000-004

Subdivision (if Applicable) N/A

This property is located on the W side of Sturdy Road Street/Road
between (streets) Cedar Street and Evans Avenue

Current Zoning of Property INL Proposed Zoning of Property CA

Zoning of Adjacent Properties: North CN South UR
East INH & CG West UR Other _____

Other information:

Dimensions of property: Frontage 628.96 feet Depth 295.43 feet

Property Area (sq. ft./acres) 4.46 acres

Present use of property:

Vacant

Proposed use of property:

Health Care Clinic

Proposed Variances or Waivers (PUD or Subdivision Plats)

N/A

Legal description for property: (Exhibit #) (From William S. Tanke Plat of Survey 09-14-84.)

The East 295.43 feet of the part of the Northwest 1/4 of Section 19, Township 35 North, Range 5 West of the

Second Principal Meridian, in the City of Valparaiso, Porter County, Indiana, lying North of the North Right-of-

Way Line of the Grand Trunk and Western Railroad, except therefrom the North 230 feet.

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso - Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

PETITION FEES (CHECK ALL THAT APPLY)

☒ Rezoning:	\$150	
☐ Subdivision Primary Plat:	\$150 + \$10 per lot	____ Lots X \$10 = ____
☐ Subdivision Amendment	\$100 + \$5 per lot	____ Lots X \$5 = ____
☐ Planned Unit Development (PUD):	\$500 + \$10 per lot	____ Lots X \$10 = ____
☐ Major PUD Amendment	\$250 + \$5 per lot	____ Lots X \$5 = ____
☐ Minor Subdivision (Lot Split)	\$150	
☐ Subdivision Final Plat	\$100 + \$5 per lot	____ Lots X \$5 = ____
☐ Minor PUD Amendment	\$150	
☐ Annexation:	\$500	
☐ Design/Architectural Approval	\$150	
☐ _____ Overlay District		
☐ Special Meeting Fee	\$1500	
☐ Text Amendment	\$250	
☐ Comprehensive Plan Amendment	\$250	

TOTAL FEE \$150.00

Bern A. Wrobel
Signature of owner/Petitioner

05/31/2012
Date

Bern A. Wrobel
Printed name

Subscribed and sworn to before me this 31ST day of May, 2012.

Karen A. Bonner
Notary Public

My Commission Expires:

#611331 9-21-2017

STAFF USE ONLY

Date received: _____

☐ Names and addresses of property owners within 300 feet provided
☐ Plot Plan attached
☐ Legal Description provided
☐ Petition filled out completely

Date approved for public hearing: _____ Date of public hearing: _____

Date legal notice mailed: _____ Date to be published: _____

Date property owner notices mailed: _____

Additional information: _____

SURROUNDING PROPERTY OWNER LIST

List the name the address of all property owners who have received notification below (Use Additional Sheets if necessary):

(Please print)

<u>Name</u>	<u>Address</u>
Stewart E. Cooper	1802 Regent Street, Valparaiso, IN 46383
Gary T. McGowan	1803 Regent Street, Valparaiso, IN 46383
Santori Sheila Delany Living Trust	129 Surrey Lane, Burr Ridge, IL 60527
Jimmie W. & Bedaj Bauer	1906 Evans Ave, Valparaiso, IN 46383
Lee M. Childress & Rebecca	810 Hampton Circle, Valparaiso, IN 46383
Sandra L. Beier	800 Hampton Circle, Valparaiso, IN 46383
Bradley P. Mizgate	803 Hampton Circle, Valparaiso, IN 46383
Watson Family Trust Agreement	877 N 550 East, Westville, IN 46391
Morningside Sub Home Owners Assoc. Inc.	810 Hampton Circle, Valparaiso, IN 46383
Kevin J. & Sarah R. Lewis	1803 Cedar Street, Valparaiso, IN 46383
Helen Berg	2005 Evans Ave., Valparaiso, IN 46383
David and Karleen Nichols	1802 Evans Ave., Valparaiso, IN 46383
Alia Hawkins	1810 Regent Street, Valparaiso, IN 46383
Calvin L. & Karlene R. Heaster	1808 Evans Ave., Valparaiso, IN 46383
Rodney Harold Pickett	812 Hampton Circle, Valparaiso, IN 46383
Michael D. Fackson	806 Hampton Circle, Valparaiso, IN 46383
Pablo E. & Escanio Bernaschina	2001 Evans Ave., Valparaiso, IN 46383
Darrel A. Rencich & Peggy A. Nutting	802 Hampton Circle, Valparaiso, IN 46383
Jill Kathryn Crane	901 Hampton Ct., Valparaiso, IN 46383
Shawn L. Taylor	805 Hampton Circle, Valparaiso, IN 46383

Adjacent Property Owners List continued on following page

Last updated 1/17/12

Rezoning Petition - 1001 Sturdy Road

SURROUNDING PROPERTY OWNER LIST (continued)

Name	Address
Hampton Park, LLC	404 Glendale Blvd. Apt 1 A Valparaiso, IN 46383
Jonathan D. Scott	808 Hampton Circle Valparaiso, IN 46383
Manuel & Maritza Garcia	1905 Cedar Street Valparaiso, IN 46383
Jolene Wagoner	1809 Cedar Street Valparaiso, IN 46383
Noah J. Cady & Brittany Whittlemore	1806 Cedar Street Valparaiso, IN 46383
Raghda M. Assa	2007 Powderly Road Valparaiso, IN 46383
McGill Manufacturing Co., Inc.	909 N. Lafayette Street Valparaiso, IN 46383
Scott A. & Daniele Stowers	1805 Cedar Street Valparaiso, IN 46383
Jeffery L. & Tara J. Kleefisch	1901 Cedar Street Valparaiso, IN 46383
Richard Patterson	1909 Cedar Street Valparaiso, IN 46383
Crystal Bauer & Allen Sharp	P.O. Box 530579 Atlanta, GA 30353
Peter Venturelli	731 Cub Run Valparaiso, IN 46383
Harris Mid America Holdings Inc. c/o Woodbury	2921 Garfield Ave. Highland, In 46322
Deborah A. Greenboam	1807 Cedar Street Valparaiso, IN 46383
Richard J. Serletic	1903 Cedar Street Valparaiso, IN 46383
Jessica Binder	1911 Cedar Street Valparaiso, IN 46383
Church of Good Sheppard Presbyterian Inc.	1901 Evans Ave. Valparaiso, IN 46383
Brian M Rzetelny	727 Cub Run Valparaiso, IN 46383
Harris Mid America Holdings Inc. c/o Woodbury	2921 Garfield Ave. Highland, In 46322
Richard & Irene Claussen	1811 Cedar Street Valparaiso, IN 46383
Tanya Lenker	1907 Cedar Street Valparaiso, IN 46383
Greater Valparaiso Community Development Corp.	554 Vale Park Rd. Ste B Valparaiso, IN 46383
Holly Weber	2009 Powderly Road Valparaiso, IN 46383
Raul G. Flores	741 Cub Run Valparaiso, IN 46383
Maison Royale Partenership	1807 Beech Street Valparaiso, IN 46383

1001 Sturdy Road, Valparaiso, IN

Project Description

HealthLinc Inc. provides primary medical, dental behavioral health and vision care. HealthLinc has outgrown its current facility at 454 S. College Avenue and is planning to purchase renovated and build on the property at 1001 Sturdy Road. The project at this new location includes renovation of the existing 16,900 sf building, construction of a 3,500 sf addition, parking lot expansion, improvement to stormwater management, including a detention pond, and improvements to landscaping.

Below is the architect's rendering of the proposed HealthLinc building.



Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission Action)

Beth A. Wrobel, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That he/she is the authorized Petitioner Beth A. Wrobel (agent, attorney, other - Please indicate) of the property described in the attached notice which an application for a Plan Commission action has been filed before the Plan Commission of the City of Valparaiso, Indiana.

Beth A. Wrobel, CEO
Petitioner

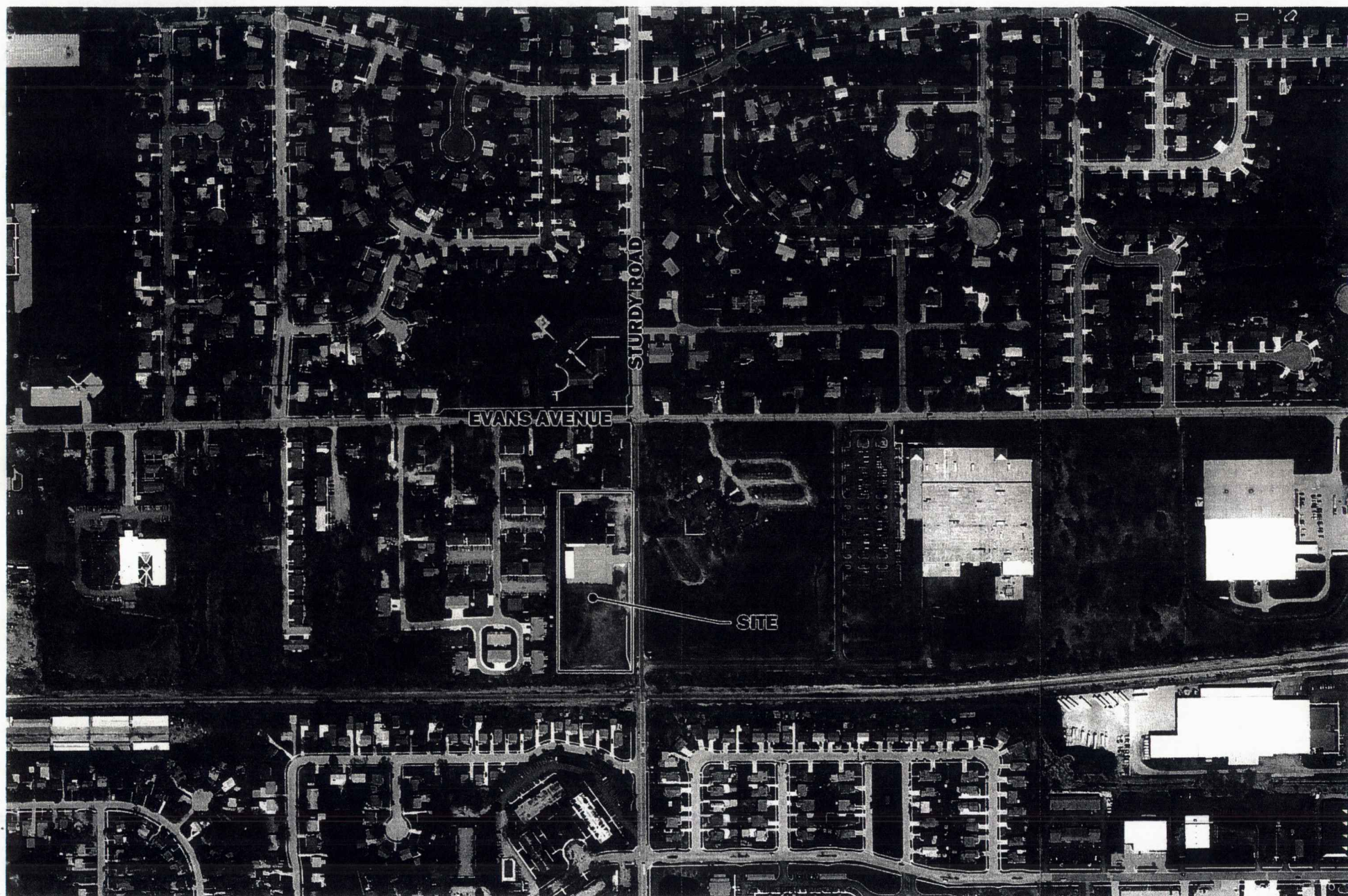
6-4-12
Date

Subscribed and sworn to before me this 6th day of June, 2012

Karen A. Bonner
Notary Public

My Commission Expires:

611331 9-21-2017



**Plan Commission
City of Valparaiso, Indiana
RE-ZONING APPLICATION – Findings of Fact
Petition Number RZ12-002**

Petitioner: Health Linc, Inc.
Owner: Health Linc, Inc.
Site Address: 1001 Sturdy Road
Existing Zoning District: INL-1
Public Hearing Date: July 10, 2012 – 7:00 pm

Rezoning Request:

- 1 Existing Zoning District: INL, Light Industrial to Requested Zoning District: CA, Campus Zoning to permit a Community Health Center Medical Use.

Findings of Fact:

a. City Comprehensive Master Plan....

The proposed rezoning petition to a CA – Campus Zoning complies with the City of Valparaiso Comprehensive Master Plan along the Sturdy Road Corridor. The rezoning will allow for the Re-Use and Redevelopment of a long standing vacant structure on a INL – Light Industrial zoned parcel into a Community Health Center to provide a broad range of health care services to the Valparaiso Community.

The Land Use Strategies of Chapter 5 of the Comprehensive Master Plan and the Growth Management Chapter identifies the need for non residential activities that are in close proximity where people live for the delivery of services to the community. The current INL – Light Industrial zoning district is within immediate proximity to numerous residential neighborhoods and its current underused and vacant status does not meet the Land Use Strategies of the Comprehensive Master Plan and the Growth Management Chapter.

The rezoning of the parcel will allow for the reuse of the site for use as a Community Health Center. The rezoning will support the strong role neighborhood business areas play in Valparaiso's economy and identity.

The proposed zone change will not adversely affect the community.

b. Current Conditions....

The adjacent property east of the site along Sturdy Road at the southeast corner of Sturdy Road and Evans Avenue has historically been utilized as a community business and office park containing businesses that provided a variety of professional and health care services. This parcel is currently zoned CG – Commercial, General. Additionally, an existing manufacturing plant with an INH – Heavy Industrial zoning classification is east of the CG zoned area and abuts Sturdy Road at the existing railroad track line.

The property adjacent to the north of the parcel is currently zoned CN – Commercial, Neighborhood. The property adjacent to the west side and south side of the site is zoned UR – Urban Residential and contains numerous multifamily residential buildings and single family residences.

The proposed rezoning to CA – Campus for a medical, community health care center, is consistent with land uses and business services historically provided within the neighborhood at the southeast corner of Sturdy Road and Evans Avenue and provides a transitional zoning buffer between the existing residential land uses and the existing INH – Heavy Industrial zoning district located on the east side of Sturdy Road. The rezoning petition to CA – Campus zoning will lessen the potential land use intensity that could occur within the parcel under the INL zoning district.

The proposed zone change will not disrupt nor destroy the neighborhood plan of the surrounding and adjacent areas.

c. Most Desirable Use....

The parcel's proximity within the Sturdy Road and Evans Avenue Corridors makes the parcel easily accessible and ideally suited for land uses that provide neighborhood and community medical oriented professional services. The proposed CA – Campus zoning district provides for the development opportunities that will achieve the goals and strategies of the Valparaiso Comprehensive Master Plan.

As defined in the Valparaiso Unified Development Ordinance, the intent of the CA – Campus Zoning District is to provide for an environment for education, medical, research and development and office land uses. The proposed business use as a Community Health Center is compliant with the permitted uses in a CA – Campus Zoning District and is in accessible location for the neighborhood and Valparaiso Community.

The proposed zone change is suitable for the proposed development in the area.

d. Conservation of Property Values throughout the Jurisdiction....

The current use of the property is a vacant Industrial Zoned parcel and building. The existing building has sat vacant for several years and the site and building have begun to deteriorate. The continued deterioration of the parcel and building would expect to negatively impact adjacent property values. The reuse and redevelopment of the site will stop the deterioration that currently exists on the property and the new building architecture will visually enhance the surrounding neighborhood. The total project capital investment proposed for the redevelopment of the site is budgeted over \$6,600,000.

The reuse and redevelopment of the parcel and existing building into a Community Health Center in a CA – Campus zoning district will provide the neighborhood and Valparaiso Community residents with improved health care services thus enhancing the quality of life of the community.

When fully developed, the project site will result in a significant local economic development impact, increase the purchase of professional goods and services within the Sturdy Road corridor and enhance the quality of life within the community thus improving property values throughout the community.

Property values of adjacent properties will not be adversely affected by the proposed change of zone.

e. Responsible Development and Growth....

The soil conditions, utility infrastructure, site grading, drainage systems, transportation access, community transportation system and population density are all available with sufficient capacity to permit the community health center proposed in the rezoning petition. The implementation of building architectural plans and a site development plan with the supporting infrastructure with available capacities for the permitted land uses in the CA – Campus zoning

district meet the requirements of the Valparaiso Comprehensive Master Plan and the development needs specific to the project site.

The topography and infrastructure service is available at the site with sufficient capacity and is suitable for the proposed land use and rezoning without adverse effect upon the surrounding land.

**Plan Commission
City of Valparaiso, Indiana
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district meet the requirements of the Valparaiso Comprehensive Master Plan and the development needs specific to the project site.

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1001 Sturdy Road

Legal Description:

The East 295.43 feet of the part of the Northwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 West of the Second Prime Meridian, in the City of Valparaiso, Porter County, Indiana, lying North of the North Right-of-Way Line of the Grand Trunk and Western railroad, except therefrom the North 230 feet.

Tested For:

Brad Smith
Hagerman Construction
510 West Washington Blvd.
Fort Wayne, IN 46802

Report No: US2027-CON-B

Date: Thursday, July 12, 2012

Project:

Valparaiso University Welcome Center
Valparaiso, IN

In response to your request, our engineering technician performed testing and inspection of the Concrete placement at the above referenced project. The results of the field inspection and corresponding laboratory testing are summarized below.

Type of Structure: Column Pads

Location of Placement: Column Pad D/3, D/4, D/4.6, D/6.2

Date of Pour: 7/12/2012
Air Temp. (F): 88
Concrete Temp. (F): 76
No. of Cylinder: 4
Slump (in): 4
Type of Concrete: 4000 psi
Air Content (%): 5.6

Supplier: Ozinga
Supplier Ticket No.: 585649
Time Truck Dispatched: 12:00 PM
Time Truck Unloaded: 12:35 PM
Cubic Yds - Per Truck: 10
Cubic Yds - Cumulative: 10

Compression Test Results				
Nominal Cylinder Size 6 x 12				
No.	Cure Type	Date Tested	Age Days	Strength (psi)
346488	Lab	07/19/12	7	4850
346489	Lab	08/09/12	28	
346490	Lab	08/09/12	28	
346491	Lab	spare		

Reference No.: 160823

Date Received: 7/13/2012

Samples Picked Up By
Alt & Witzig Personnel

Specification Requirement at 28 days: 4000 psi.



Alt & Witzig Construction Services

3725 Foundation Court Suite A · South Bend, IN 46628
(574) 289-8378 · FAX (574) 289-0282

Tested For:

Brad Smith
Hagerman Construction
510 West Washington Blvd.
Fort Wayne, IN 46802

Report No: US2027-CON-A**Date:** Tuesday, July 10, 2012**Project:**

Valparaiso University Welcome Center
Valparaiso, IN

In response to your request, our engineering technician performed testing and inspection of the Concrete placement at the above referenced project. The results of the field inspection and corresponding laboratory testing are summarized below.

Type of Structure: Wall

Location of Placement: Center Line B6-A7

Date of Pour: 7/10/2012
Air Temp. (F): 85
Concrete Temp. (F): 72
No. of Cylinder: 4
Slump (in): 4.75
Type of Concrete: 4000 psi

Supplier: Ozinga
Supplier Ticket No.: 585597
Time Truck Dispatched: 2:03 PM
Time Truck Unloaded: 2:38 PM
Cubic Yds - Per Truck: 9
Cubic Yds - Cumulative: 9

Compression Test Results				
Nominal Cylinder Size 6 x 12				
No.	Cure Type	Date Tested	Age Days	Strength (psi)
345435	Lab	07/17/12	7	3640
345436	Lab	08/07/12	28	
345437	Lab	08/07/12	28	
345438	Lab	spare		

Reference No.: 160605

Date Received: 7/11/2012

Samples Picked Up By
Alt & Witzig Personnel

Specification Requirement at 28 days: 4000 psi.



Alt & Witzig Construction Services

3725 Foundation Court Suite A · South Bend, IN 46628
(574) 289-8378 · FAX (574) 289-0282

Tested For:

Brad Smith
Hagerman Construction
510 West Washington Blvd.
Fort Wayne, IN 46802

Report No: US2027-CON-B**Date:** Monday, June 18, 2012**Project:**

Valparaiso University Welcome Center
Valparaiso, IN

In response to your request, our engineering technician performed testing and inspection of the Concrete placement at the above referenced project. The results of the field inspection and corresponding laboratory testing are summarized below.

Type of Structure: Wall

Location of Placement: Column Line D.6-E/1-7.1

Date of Pour: 6/18/2012
Air Temp. (F): 88
Concrete Temp. (F): 76
No. of Cylinder: 4
Slump (in): 4.5
Type of Concrete: 4000 psi
Air Content (%): 5.6

Supplier: Ozinga
Supplier Ticket No.: 601928
Time Truck Dispatched: 1:53 PM
Time Truck Unloaded: 2:16 PM
Cubic Yds - Per Truck: 10
Cubic Yds - Cumulative: 40

Compression Test Results Nominal Cylinder Size 6 x 12				
No.	Cure Type	Date Tested	Age Days	Strength (psi)
341118	Lab	06/25/12	7	4900
341119	Lab	07/16/12	28	4930
341120	Lab	07/16/12	28	5040
341121	Lab	spare		

Reference No.: 159639

Date Received: 6/19/2012

Samples Picked Up By
Alt & Witzig Personnel

Specification Requirement at 28 days: 4000 psi.

Tested For:

Brad Smith
Hagerman Construction
510 West Washington Blvd.
Fort Wayne, IN 46802

Report No: US2027-CON-A

Date: Thursday, July 12, 2012

Project:

Valparaiso University Welcome Center
Valparaiso, IN

In response to your request, our engineering technician performed testing and inspection of the Concrete placement at the above referenced project. The results of the field inspection and corresponding laboratory testing are summarized below.

Type of Structure: Slab

Location of Placement: Column Line B-D/9-9.5 (Piers)

Date of Pour: 7/12/2012
Air Temp. (F): 71
Concrete Temp. (F): 74
No. of Cylinder: 4
Slump (in): 4.5
Type of Concrete: 4000 psi
Air Content (%): 6.3

Supplier: Ozinga
Supplier Ticket No.: 585638
Time Truck Dispatched: 7:15 AM
Time Truck Unloaded: 7:35 AM
Cubic Yds - Per Truck: 7.5
Cubic Yds - Cumulative: 7.5

Compression Test Results Nominal Cylinder Size 6 x 12				
No.	Cure Type	Date Tested	Age Days	Strength (psi)
346484	Lab	07/19/12	7	5150
346485	Lab	08/09/12	28	
346486	Lab	08/09/12	28	
346487	Lab	spare		

Reference No.: 160822

Date Received: 7/13/2012

Samples Picked Up By
Alt & Witzig Personnel

Specification Requirement at 28 days: 4000 psi.

Tested For:

Brad Smith
Hagerman Construction
510 West Washington Blvd.
Fort Wayne, IN 46802

Report No: US2027-CON-A

Date: Monday, July 9, 2012

Project:

Valparaiso University Welcome Center
Valparaiso, IN

In response to your request, our engineering technician performed testing and inspection of the Concrete placement at the above referenced project. The results of the field inspection and corresponding laboratory testing are summarized below.

Type of Structure: Wall

Location of Placement: Column Line C-D.5/1-2

Date of Pour: 7/9/2012
Air Temp. (F): 84
Concrete Temp. (F): 76
No. of Cylinder: 4
Slump (in): 4
Type of Concrete: 4000 psi
Air Content (%): 5.8

Supplier: Ozinga
Supplier Ticket No.: 602526
Time Truck Dispatched: 11:30 AM
Time Truck Unloaded: 12:25 PM
Cubic Yds - Per Truck: 10
Cubic Yds - Cumulative: 10

Compression Test Results Nominal Cylinder Size 6 x 12				
No.	Cure Type	Date Tested	Age Days	Strength (psi)
345393	Lab	07/16/12	7	4440
345394	Lab	08/06/12	28	
345395	Lab	08/06/12	28	
345396	Lab	spare		

Reference No.: 160595

Date Received: 7/10/2012

Samples Picked Up By
Alt & Witzig Personnel

Specification Requirement at 28 days: 4000 psi.



Alt & Witzig Construction Services

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(574) 289-8378 · FAX (574) 289-0282

Tested For:

Brad Smith
Hagerman Construction
510 West Washington Blvd.
Fort Wayne, IN 46802

Report No: US2027-CON-A**Date:** Monday, June 18, 2012**Project:**

Valparaiso University Welcome Center
Valparaiso, IN

In response to your request, our engineering technician performed testing and inspection of the Concrete placement at the above referenced project. The results of the field inspection and corresponding laboratory testing are summarized below.

Type of Structure: Wall

Location of Placement: Column Line D.6-E/1-7.1

Date of Pour: 6/18/2012
Air Temp. (F): 88
Concrete Temp. (F): 76
No. of Cylinder: 4
Slump (in): 4.25
Type of Concrete: 4000 psi

Supplier: Ozinga
Supplier Ticket No.: 601924
Time Truck Dispatched: 12:54 PM
Time Truck Unloaded: 1:35 PM
Cubic Yds - Per Truck: 10
Cubic Yds - Cumulative: 10

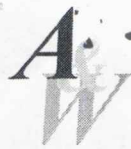
Compression Test Results Nominal Cylinder Size 6 x 12				
<u>No.</u>	<u>Cure Type</u>	<u>Date Tested</u>	<u>Age Days</u>	<u>Strength (psi)</u>
341110	Lab	06/25/12	7	5200
341111	Lab	07/16/12	28	5020
341112	Lab	07/16/12	28	5230
341113	Lab	spare		

Reference No.: 159637

Date Received: 6/19/2012

Samples Picked Up By
Alt & Witzig Personnel

Specification Requirement at 28 days: 4000 psi.



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Tested For:

Brad Smith
Hagerman Construction
510 West Washington Blvd.
Fort Wayne, IN 46802

Report No: US2027-GRTC-A**Date:** Wednesday, July 11, 2012**Project:**

Valparaiso University Welcome Center
Valparaiso, IN

In response to your request, our engineering technician performed testing and inspection of the Grout placement at the above referenced project. The results of the field inspection and corresponding laboratory testing are summarized below.

Type of Structure: Wall

Location of Placement: Column Line D.5-E/1-2, Elev, 18'4"

Date of Pour: 7/11/2012
Air Temp. (F): 84
Grout Temp. (F): 76
No. of Cube: 4
Slump (in): 6.5
Type of Grout: 3000 psi

Supplier: Ozinga
Supplier Ticket No.: 585615
Time Truck Dispatched: 10:00 AM
Time Truck Unloaded: 11:15 AM
Cubic Yds - Per Truck: 6
Cubic Yds - Cumulative: 6

Compression Test Results
Nominal Cube Size 3.5 x 3.5

<u>No.</u>	<u>Cure Type</u>	<u>Date Tested</u>	<u>Age Days</u>	<u>Strength (psi)</u>
345643	Lab	07/18/12	7	2100
345644	Lab	08/08/12	28	
345645	Lab	08/08/12	28	
345646	Lab	spare		

Reference No.: 160650

Date Received: 7/12/2012

Samples Picked Up By
Alt & Witzig Personnel

Specification Requirement at 28 days: 3000 psi.

Tested For:

Brad Smith
Hagerman Construction
510 West Washington Blvd.
Fort Wayne, IN 46802

Report No: US2027-CON-A

Date: Thursday, June 21, 2012

Project:

Valparaiso University Welcome Center
Valparaiso, IN

In response to your request, our engineering technician performed testing and inspection of the Concrete placement at the above referenced project. The results of the field inspection and corresponding laboratory testing are summarized below.

Type of Structure: Footing Wall

Location of Placement: Restroom Footing Walls Lc 7.2 - Lc8.5, Lc E - Lc D.5

Date of Pour: 6/21/2012
Air Temp. (F): 80
Concrete Temp. (F): 70
No. of Cylinder: 4
Slump (in): 4.75
Type of Concrete: 4000 psi
Air Content (%): 5.9

Supplier: Ozinga
Supplier Ticket No.: 585284
Time Truck Dispatched: 7:56 AM
Time Truck Unloaded: 8:30 AM
Cubic Yds - Per Truck: 7.25
Cubic Yds - Cumulative: 7.25

Compression Test Results Nominal Cylinder Size 6 x 12				
No.	Cure Type	Date Tested	Age Days	Strength (psi)
342272	Lab	06/28/12	7	4370
342273	Lab	07/19/12	28	5290
342274	Lab	07/19/12	28	5080
342275	Lab	spare		

Reference No.: 159898

Date Received: 6/22/2012

Samples Picked Up By
Alt & Witzig Personnel

Specification Requirement at 28 days: 4000 psi.