

ORDINANCE NO. 3841

**AN ORDINANCE AMENDING THE ZONING DISTRICTS
OF THE CITY OF NEW CASTLE**

WHEREAS, Doyle and Mona Wilson have requested the New Castle Plan Commission to consider an amendment of the Master Plan of the City of New Castle, as established in Ordinance No. 846, by rezoning a certain real estate consisting of .18 acres containing a residential dwelling located on the real property commonly known as 115 South 14th Street, New Castle, Indiana, from its current C-1 (commercial) zoning to R-3 (single, two and multi-family residential) zoning; and,

WHEREAS, in evaluating a proposed rezoning, the Plan Commission and Common Council must give reasonable regard to:

1. the Comprehensive Plan;
2. current condition and character of the area to be rezoned;
3. the most desirable use of the area to be rezoned;
4. the property value of the area;
5. reasonable development and growth of the area; and,

WHEREAS, on July 29, 2020, the Plan Commission, after providing notice and conducting a public hearing regarding the proposed rezoning, certified to the Common Council its favorable recommendation of the proposed rezoning.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of New Castle, that it hereby adopts the recommendation of the New Castle Plan Commission and amends the Master Plan of the City of New Castle and zoning map by rezoning certain real estate located within the City of New Castle, Henry County, Indiana from C-1 to R-3. The real estate is more particularly described as follows, to-wit:

A part of the South Half of Lots 57 and 58 in Morris and Bundy's South Park Addition to the City of New Castle, as shown by the Records of Henry County, Indiana, described as follows:

Beginning at a 5/8 inch rebar marking the Northwest corner of the South Half of Lot 58 in Morris and Bundy's South Park Addition to the City of New Castle, said rebar being South 01 degrees 18 minutes 48 seconds West 74.00 feet (assumed bearing) from the Northwest corner of said lot; thence North 89 degrees 21 minutes 45 seconds East 163.97 feet parallel with the North line of Lots 58 and 57 to an existing 3/4-inch pipe on the West line of 14th Street; thence South 13 degrees 00 minutes 24 seconds East 57.37 feet along said West line to a 5/8-inch rebar; thence South 89 degrees 21 minutes 45 seconds West 56.92 feet to a 5/8-inch rebar; thence North 00 degrees 38 minutes 15 seconds West 14.66 feet to a 5/8-inch rebar; thence South 89 degrees 21 minutes 45 seconds West 120.75 feet to a 5/8-inch rebar on the West line of said Lot 58; thence North 01 degrees 18 minutes 48 seconds East 41.40 feet to the point of beginning, containing 0.18 of an acre, more or less.

A map depicting the boundaries of the real estate to be rezoned is attached.

This rezoning is made pursuant to New Castle City Code §152.05 and Indiana Code §36-7-4-607.

REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SEVERABILITY: Any provision herein contained which is found by a court of competent jurisdiction to be unlawful or which by operation of law shall be inapplicable, shall be deemed omitted but the rest and remainder of this ordinance, to the extent feasible, shall remain in full force and effect.

EFFECTIVE DATE: This Ordinance shall become effective immediately upon passage.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NEW CASTLE THIS ____
DAY OF _____, 2020.

Greg York, Presiding Officer,
Common Council, City
of New Castle, Indiana

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NAY

ATTEST:

Brenda Grider, Clerk-Treasurer

APPROVED BY ME THIS ____ DAY OF _____, 2020.

Greg York, Mayor of the City
of New Castle, Indiana