

ORDINANCE NO. 3932

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

WHEREAS, the City of New Castle Planning Commission has initiated a proposal to amend the zoning maps of the City, by rezoning certain parcels of real estate commonly known as 2234 Q Avenue, 2244 "Q" Avenue, and vacant ground on "N" Avenue (Parcel Number 030-83994-00) in the City of New Castle from I-2 (general industrial) zoning to R-3 (single, two-family and multi-family residential) zoning, and

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

- 1. The comprehensive plan,
- 2. Current conditions 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 August 21, 2024, the Plan Commission conducted a hearing on the request and voted to certify the request to the Common Council with a favorable recommendation.

NOW THEREFORE BE ORDAINED BY THE COMMON COUNCIL of the City of New Castle, Indiana, that it hereby adopts the recommendation of the New Castle Plan Commission and amends the zoning map 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 I-2 to R-3:

- A. 2234 "Q" Avenue;
- B. 2244 "Q" Avenue; and
- C. Vacant real property identified as "N" Avenue (Parcel Number 030-83994-00).

REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 upon passage, publication, if any, as required by law.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NEW CASTLE THIS ____
DAY OF _____, 2024.

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

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_____	_____
_____	_____
_____	_____
_____	_____

ATTEST:

Ashley Huffman, Clerk-Treasurer

APPROVED BY ME THIS ____ DAY OF _____, 2024.

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