ORDINANCE NO. 3954

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

WHEREAS, DC Develop, LLC, with permission of the City of New Castle Board of Public Works and Safety has petitioned to amend the zoning maps of the City, by rezoning 23.541 acres of real property located at the corner of Washington Street and North 20th Street (more particularly described on the attached Exhibit "A") from R-1 (Single Family Residential) to R-2 (Single and Two-Family Residential); 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 April 16, 2025, the Planning Commission will conduct a hearing on the request and after such hearing will make a recommendation to the Common Council as to the rezoning of the above real estate.

NOW THEREFORE BE ORDAINED BY THE COMMON COUNCIL of the City of New Castle, Indiana, that it amends the zoning map of the City of New Castle by rezoning certain real estate located within the City of New Castle, Henry County consisting of 23.541 acres and more particularly described on the attached Exhibit "A," from R-1 to R-2

REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 _____, 2025.

_____
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 _____, 2025.

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