

ORDINANCE NO. 3972

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

WHEREAS, Broad Street Apartments LLC has requested the New Castle Planning Commission consider an amendment to the zoning maps of the City of New Castle by rezoning a portion of the real estate commonly known as 2008 Broad Street from R-2 (Single and Two Family Residential) to C-1 (Local Commercial); and

WHEREAS, the real estate that is the subject of the request is improved with a twelve (12) unit apartment complex and a parking lot to the west of the apartment building; and

WHEREAS, the portion of the real estate where the parking lot is located is currently zoned R-2 and the portion of the real estate where the building is located is zoned C-1; and

WHEREAS, the applicant wishes to rezone the parking lot in order to have a single zoning classification for the entirety of the real estate; 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 December 17, 2025, the Planning 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 Planning Commission and amends the zoning maps of the City of New Castle by rezoning the western portion of the real property commonly known as 2008 Broad Street, New Castle, Indiana, from R-2 (Single and Two Family Residential) to C-1 (Local Commercial), so that the entirety of the real estate is zoned C-1.

Parcel Number: 33-12-11-340-221.000-016 (030-44310-00)

REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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

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

AYE

NAY

ATTEST:

Ashley Huffman, Clerk-Treasurer

APPROVED BY ME THIS ____ DAY OF _____, 2025.

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