

ORDINANCE NO. 3506
AN ORDINANCE AMENDING THE ZONING DISTRICTS
OF THE CITY OF NEW CASTLE, INDIANA

WHEREAS, on February 28, 2007, the City of New Castle Building Department requested the New Castle Plan Commission consider the amendment of the Master Plan of the City of New Castle as established in Ordinance No. 846 of the City, and

WHEREAS, the request submitted by said the City of New Castle Building Department seeks to rezone certain real estate located in the City of New Castle, Henry County, Indiana from its current I-2 (industrial) to C-1 (local business), and

WHEREAS, the rezoning gives reasonable regard to: (1) the comprehensive plan, (2) the 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 March 5, 2007, the Plan Commission certified to the Common Council of the City of New Castle that it had considered this request and, after public notice and hearing, approved the aforementioned amendment in the zoning code.

NOW THEREFORE BE 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 I-2 to C-1. Said real estate is more particularly described as follows, to wit:

IN BW 23-17-10 and Lot 61, Lot 60 and Lot 59, Pianauto Addition

Commonly known as: 1800 block of South 14th St., New Castle, Indiana

(A GIS map is attached hereto as Exhibit "A" which depicts the area rezoned.)

This rezoning is made all pursuant to the New Castle City Code Section 152.05 and Indiana Code 36-7-4-607, et seq.

REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 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 and publication as provided for by law.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NEW CASTLE
THIS 16th DAY OF April, 2007.

Thomas Nipp, Presiding
Officer, Common Council, City
of New Castle, Indiana

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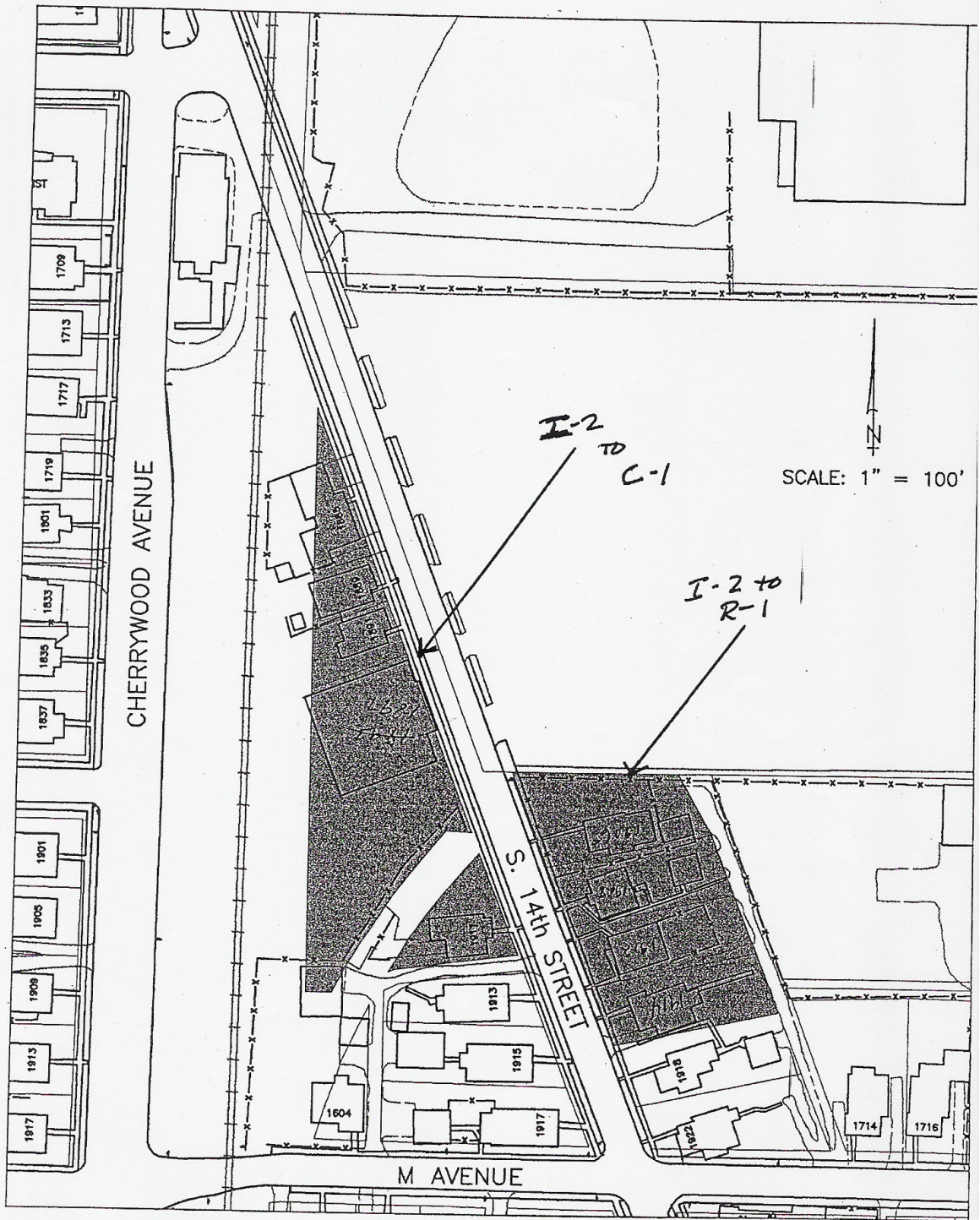
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|-------------------------|-------|
| <u>Janice Lavarney</u> | _____ |
| <u>Donald E. Harris</u> | _____ |
| <u>James B. Kedd</u> | _____ |
| <u>Todd S. Friday</u> | _____ |
| <u>Louise Prethe</u> | _____ |
| <u>Jeff Hunscomb</u> | _____ |
| <u>Richard Hahn</u> | _____ |

ATTEST:
Janice Lavarney
Janice Lavarney,
Clerk-Treasurer

APPROVED BY ME THIS 16th DAY OF April, 2007.

Thomas Nipp, Mayor of the City
Of New Castle, Indiana



SHADED PROPERTIES ZONED I-2