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ORDINANCE NO. 3513  
AN ORDINANCE AMENDING THE ZONING DISTRICTS  
OF THE CITY OF NEW CASTLE, INDIANA

WHEREAS, on May 17, 2007, the Henry County Hospital Foundation 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 Henry County Hospital Foundation seeks to rezone certain real estate located in the City of New Castle, Henry County, Indiana from its current R-1 (single family residential zoning) to C-2 (general 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 June 27, 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 R-1 to C-2. Said real estate is more particularly described as follows, to wit:

A part of the southwest quarter of the northwest quarter of section 11, township 17 north, range 10 east, described as follows, to wit: Commencing at an iron pin on the east line of said quarter quarter 508.5 feet more or less, north of the southeast corner thereof; and running thence westerly along the line of a fence 521 feet; more or less, to a fence running north and south; thence northerly along said fence 231 feet more or less, to a fence running east and west; thence easterly along said fence 511 feet; more or less, to an iron pin on the east line of said quarter quarter section at a point 746 feet more or less, north of said southeast corner thereof; thence south 237.5 feet, more or less, to a place of beginning, containing 3 acres, more or less.

Commonly known as: 823 North 20<sup>th</sup> 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2007.

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

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ATTEST:

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Janice Lavarney,  
Clerk-Treasurer

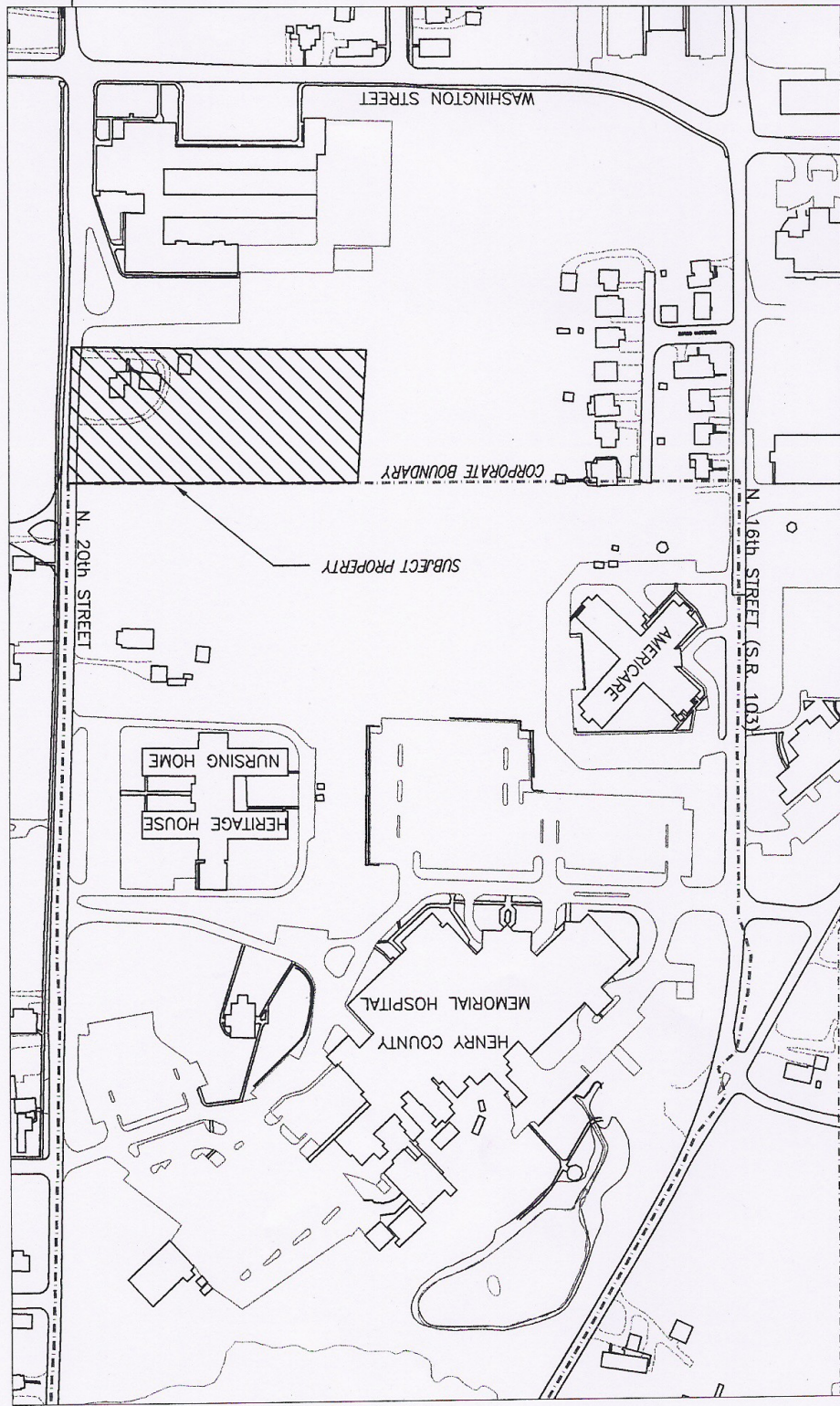
APPROVED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2007.

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

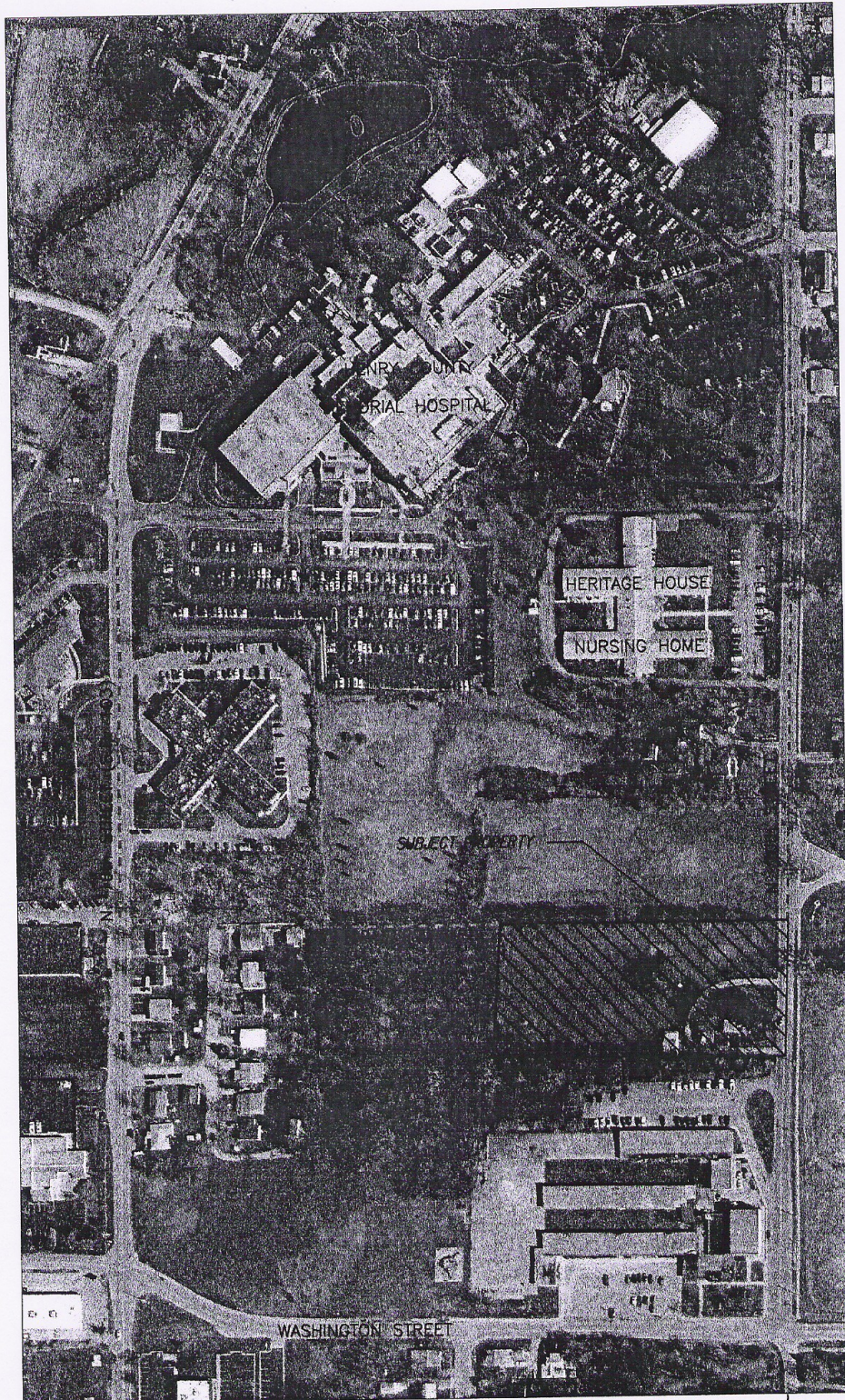


PROPOSED PROPERTY TO BE RE-ZONED  
EXHIBIT A

SCALE: 1" = 200'







PROPOSED PROPERTY TO BE RE-ZONED  
EXHIBIT A-1

SCALE: 1" = 200'