

ORDINANCE NO. 3383
AN ORDINANCE AMENDING THE ZONING DISTRICTS
OF THE CITY OF NEW CASTLE, INDIANA

WHEREAS, on April 28, 2004, the Office of the New Castle Building Commissioner requested the New Castle Plan Commission to consider an amendment of the Master Plan of the City of New Castle as established in Ordinance Number 846 of the City, and

WHEREAS, the request submitted by said department seeks to rezone certain real estate located in the City of New Castle, Henry County, Indiana from its current I-1 zoning (light industry) to R-1 zoning (single family housing), and

WHEREAS, the rezoning gives 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 28, 2004, 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 IT 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-1 to R-1. Said real estate is more particularly described as follows, to wit:

LOTS 60 THROUGH 69 IN WOODWARD'S 2ND ADDITION TO THE CITY OF NEW CASTLE, INDIANA and

OUTLOT 2 OF WOODWARD'S 2ND ADDITION TO THE CITY OF NEW CASTLE and

LOTS 1 THROUGH 10 IN BLOCK 1, and

LOTS 1 THROUGH 10 IN BLOCK 2 OF HERNLEY'S 2ND ADDITION TO THE CITY OF NEW CASTLE, INDIANA.

This rezoning is made all pursuant to the New Castle City Code Section 152.05 and Indiana Code Section 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REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 21st DAY OF June, 2004.

TOM NIPP, PRESIDING OFFICER
COMMON COUNCIL, NEW CASTLE,
INDIANA

ATTEST:

Janice L. Lavarney
JANICE L. LAVARNWAY,
CLERK-TREASURER

AYE

NAY

<u>Shirley K. York</u>	_____
<u>Donald E. Hamlin</u>	_____
<u>James P. Kadd</u>	_____
<u>Todd S. Widay</u>	_____
<u>Lorise P. Piere</u>	_____
<u>Jeff Hancock</u>	_____
<u>Richard Horn</u>	_____

APPROVED BY ME THIS 21st DAY OF June, 2004..

Tom Nipp
Tom Nipp, Mayor
City of New Castle, Indiana