

**ORDINANCE NO. 3791**  
**AN ORDINANCE AMENDING THE ZONING DISTRICTS**  
**OF THE CITY OF NEW CASTLE**

WHEREAS, on June 26, 2018, Doyle M. Wilson and Mona G. Wilson (hereinafter "Wilsons") requested the New Castle Plan Commission consider the 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 Wilsons seek to rezone certain real estate located in the City of New Castle, Henry County, Indiana from its current R-3 (Multi Family Residential) zoning to C-1 (Local Business) zoning, and

WHEREAS, this 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 July 25, 2018, 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-3 to C-1. Said real estate is more particularly described as follows, to wit:

Fadleys 1<sup>st</sup> Addition, Lot 8 and South Park Addition, S½ of Lots 58 & 57 and N½ of vacated John St.

Commonly known as: 1111 and 1115 South 14<sup>th</sup> Street, New Castle, Henry County, Indiana.

Parcel ID: 030-54240-00 and 030-37908-00

(A GIS map is attached hereto as Exhibit "A" depicting the area to be 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**REPEALER:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 \_\_\_\_\_, 2018.

\_\_\_\_\_

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

AYE

NAY

ATTEST:

Christy York,  
Clerk-Treasurer

APPROVED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

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