

ORDINANCE NO. 3430
AN ORDINANCE AMENDING THE ZONING DISTRICTS
OF THE CITY OF NEW CASTLE, INDIANA

WHEREAS, on March 30, 2005, Larry Conn d/b/a Conn Man's 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 Larry R. Conn seeks to rezone certain real estate located in the City of New Castle, Henry County, Indiana from its current R-1 zoning to C-1 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 April 28, 2005, 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-1. Said real estate is more particularly described as follows, to wit:

LOTS 22 AND 23 IN THE WALNUT PARK ADDITION TO THE CITY OF
NEW CASTLE, INDIANA.

Commonly known as 2608 and 2616 Plum St., New Castle, IN
47362

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REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 _____, 2005.

Thomas Nipp, Presiding
Officer, Common Council, City

of New Castle, Indiana

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NAY

ATTEST:

Janice Lavarney,
Clerk-Treasurer

APPROVED BY ME THIS _____ DAY OF _____, 2005.

Boles, Mayor of the City

Sherman
Of New Castle, Indiana