

ORDINANCE NO. 3807
AN ORDINANCE AMENDING THE ZONING DISTRICTS
OF THE CITY OF NEW CASTLE

WHEREAS, on April 29, 2019, Jeff Smiley 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 Jeff Smiley seeks to rezone certain real estate located in the City of New Castle, Henry County, Indiana from its current I-2 (industrial), and C-1 (commercial) zoning to C-2 (commercial) 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 May 29, 2019, 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 and C1 to C-2. Said real estate is more particularly described as follows, to wit:

SEE ATTACHED EXHIBITS A, B, AND C.

Common known as: Northfield Park East Tracts, New Castle, IN 47362

(A survey map is attached hereto as Exhibit "D" 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REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 _____, 2019.

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

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NAY

ATTEST:

Christy York,
Clerk-Treasurer

APPROVED BY ME THIS ____ DAY OF _____, 2019.

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