

**Ordinance No. 516**

**An Ordinance to amend the City of New Castle Comprehensive Plan and to rezone tax parcel 21-017.00-045 (708 W. 7<sup>th</sup> Street) and tax parcel 21-017.00-046 (706 W.7<sup>th</sup> Street) to the RC (Retail Commercial) zoning classification**

**WHEREAS**, the Council of the City New Castle desires to alter the zoning classification of two parcels of improved real estate located at the intersection of 7<sup>th</sup> St. (State Rt. 9) and Center Street located in the Dobbinsville section of the City from Residential R-3 to RC (Retail Commercial) so as to better conform with their historic use and commercial design; and

**WHEREAS**, the properties in question are known as 706 W. 7<sup>th</sup> Street (the former New Castle Police substation) and 708 7<sup>th</sup> St. (the former Froggy’s Den); and

**WHEREAS**, the Council believes that the rezoning of these properties to the City’s lowest intensity commercial classification will foster investment in the Dobbinsville community and encourage the improvement of two currently vacant properties not presently designed or recently utilized for residential purposes; and

**WHEREAS**, the City’s 2009 Comprehensive Plan currently does not categorize the properties in question for any suggested land use zoning; and

**WHEREAS**, rezoning the properties requires that the City modify its 2009 Comprehensive Plan so that the proposed rezoning will be consistent with said Plan; and

**WHEREAS**, the specific amendment to the Comprehensive Plan would change the Suggested Land Use Zoning Map, and Vacant Land Suggested Uses Table for the subject parcels; and

**WHEREAS**, City Planner Christopher Rogers met with State agency planners for the PLUS review on August 22, 2018 to discuss the proposed Comprehensive Plan amendments and no objections were received; and

**NOW, THEREFORE**, be it ordained by the Council of the Mayor and Council of New Castle, as follows:

**SECTION 1:** The Comprehensive Plan for the City of New Castle is hereby amended so as to change the Suggested Land Use Zoning Map (Map 2c) to designate **708 W. 7<sup>th</sup> Street and 706 W.7<sup>th</sup> Street to Mixed-Use.**

**SECTION 2:** The Comprehensive Plan for the City of New Castle is hereby amended so as to add a new item 22 to the Vacant Land Suggested Uses Table (Table 16) as follows:

Map ID	Property/Location	Acres	Land Use Recommendation	Owner
22	Two parcels on W 7 <sup>th</sup> Street (Route 9) between Center Street and B Alley. in Dobbinsville	0.13	Mixed-Use. Commercial with potential residential on second floor.	2101700045- Private 2101700046- City



**Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018**

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Jimmy Gambacorta, Mayor