

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. 7th Street) and tax parcel 21-017.00-046 (706 W.7th 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 7th 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. 7th Street (the former New Castle Police substation) and 708 7th 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. 7th Street and 706 W.7th 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 th 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

Jimmy Gambacorta, Mayor