

**Ordinance No. 526**

**An Ordinance to amend the City of New Castle Comprehensive Plan and to rezone tax parcel 21-010.00-011 (604 Frenchtown Road) to the RC (Retail Commercial) zoning classification**

**WHEREAS**, the Council of the City New Castle desires to alter the zoning classification of certain improved real estate located at the intersection of Washington Street and Frenchtown Road from Residential R-1 to RC (Retail Commercial) so as to better conform with the property’s historic use, location and commercial design; and

**WHEREAS**, the property in question is known as 604 Frenchtown Road, Tax Parcel no. 21-010.00-011; 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 will meet with State agency planners for the PLUS review to discuss the proposed Comprehensive Plan amendments and will report to Council on any objections received prior to the public hearing on this ordinance; 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 **604 Frenchtown Road to mixed use/retail-commercial.**

**SECTION 2:** The Comprehensive Plan for the City of New Castle is hereby amended so as to add a new item 23 to the Vacant Land Suggested Uses Table (Table 16) as follows:

Map ID	Property/Location	Acres	Land Use Recommendation	Owner
23	604 Frenchtown Road	0.07	Retail-commercial compatible with surrounding uses	Private

**SECTION 3:** The City Planner and City Administrator are directed to prepare the necessary Map and Table amendments; to post same on the City Website; and to forward a copy of same and this Ordinance to the Office of State Planning Coordination for their records.

**SECTION 4:** The official zoning map of the City of New Castle (the “City”), incorporated into the Code of the City (the “Code”) by Section 230-2 of the Code is hereby amended to rezone the following tax parcel to the Retail Commercial (RC) zoning classification:

**21-010.00-011 – 604 Frenchtown Road**

**SECTION 5:** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6.** In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.

**SECTION 7.** This Ordinance shall become effective immediately upon passage.

First Reading	March 5, 2020
Second Reading	_____, 2020

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Linda Ratchford, President of Council

I hereby certify that the foregoing Ordinance was duly approved by the Council of the Mayor and Council of New Castle upon the dates above set forth and signed by the President of Council.

\_\_\_\_\_  
Brian G. Whitaker, City Clerk

**Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020**

\_\_\_\_\_  
Michael J. Quaranta, Mayor