

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

