

ORDINANCE # 2022-11

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM THE "R-3" MULTI-FAMILY RESIDENTIAL DISTRICT TO THE "LB" LOCAL BUSINESS DISTRICT

WHEREAS, the applicant, Custom Home Designs, LLC., has an ownership interest in fifty percent (50%) or more of certain parcels of real estate hereinafter described located within the City of Columbia City, Indiana, having heretofore applied to amend the Zoning Map of the City of Columbia City, Indiana, to reclassify said properties from the "R-3" Multi-family Residential District to the "LB" Local Business District; and

WHEREAS, the Plan Commission of the City of Columbia City, upon referral of said application, held a public hearing, as prescribed by law, and have reported to the Common Council of the City of Columbia City its findings and recommendations in writing concerning the request that said real estate be rezoned from its present "R-3" Multi-family Residential District to the "LB" Local Business District; and

WHEREAS, the Common Council, upon certification by the Plan Commission of its favorable recommendation, considered and examined the proposed zone map change giving regard to the Comprehensive Plan, the current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction, and the responsible development and growth of the City of Columbia City; and

WHEREAS, the Common Council of the City of Columbia City deems it in the best interest of the community that such zoning reclassification be enacted;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY, that the Code of Ordinances, Title XV, Chapter 156, be amended in that the following described real estate situated within Whitley County, Indiana, to wit:

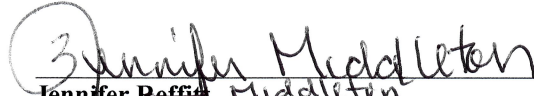
[Please see Exhibit A.]

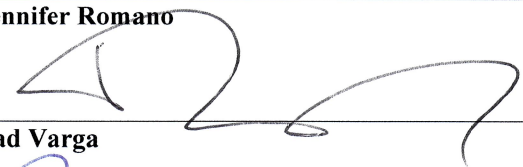
which has heretofore been classified as "R-3" Multi-family Residential District, be and hereby is reclassified as "LB" Local Business District.

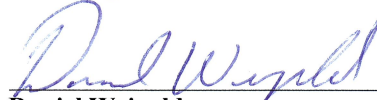
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PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY,
INDIANA, ON THIS 10 DAY May, 2022.


Walter Crowder


Jennifer Middleton

Jennifer Romano

Tad Varga


Daniel Weigold

ATTEST:

Rosie M. Coyle, Clerk-Treasurer

Signed and approved by me on this 10 day of May, 2022.



Ryan L. Daniel, Mayor
City of Columbia City, Indiana

EXHIBIT A

Rezoning Description:

Part of the Northwest Quarter of Section 14, Township 31 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to wit:

Beginning on the East line of said Northwest Quarter, at a point situated by deed 525.7 feet (7.965 chains) South of the Northeast corner thereof; thence Westerly and parallel to the North line of said Northwest Quarter, being established by an existing line fence and monuments found, a distance of 743.7 feet (recorded 11.16 chains which equals 736.56 feet) to a railroad iron corner post found; thence South, by an interior angle of 90 degrees 37 minutes and parallel to said East line, on and along an existing line fence, a distance of 356.6 feet (recorded 5.375 chains which equals 354.75 feet) to an angle iron corner post found; thence Easterly, by interior angle of 89 degrees 23 minutes and parallel to said North line, on and along an existing line fence, a distance of 373.1 feet to a point situated 370.6 feet West of said East line; thence North by an interior angle of 90 degrees 37 minutes and parallel to said East line, a distance of 159.6 feet; thence Easterly, by deflection angle right of 89 degrees 23 minutes and parallel to said North line, a distance of 370.6 feet to said East line; thence North, by an interior angle of 90 degrees 37 minutes, on and along said East line, being also the centerline of County Road # 50E, a distance of 197.0 feet to the point of beginning, containing 4.730 acres of land, subject to legal right-of-way for County Road #50E.