

ORDINANCE # 2022-28

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM THE "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE "GB" GENERAL BUSINESS DISTRICT

WHEREAS, the applicant, Otis R. Bowen Center for Human Services, 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-1" Single-family Residential District to the "GB" General 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-1" Single-family Residential District to the "GB" General 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.]

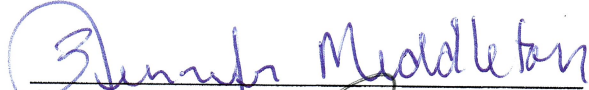
which has heretofore been classified as "R-1" Single-family Residential District, be and hereby is reclassified as "GB" General Business District.

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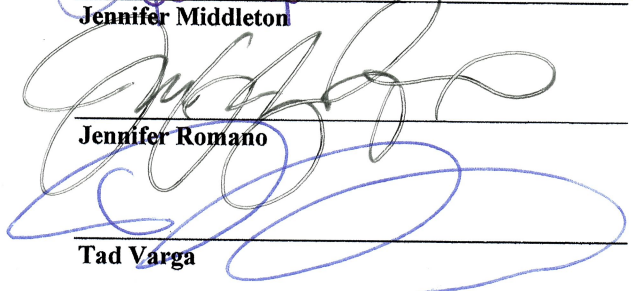
PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY,
INDIANA, ON THIS 11 DAY October, 2022.



Walter Crowder

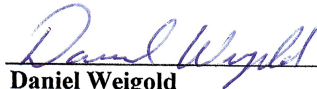


Jennifer Middleton



Jennifer Romano

Tad Varga



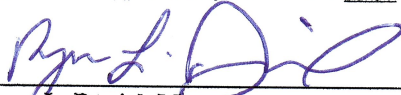
Daniel Weigold

ATTEST:



Rosie M. Coyle, Clerk-Treasurer

Signed and approved by me on this 11 day of October, 2022.



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

EXHIBIT A

Rezoning Description:

Part of the Lot Number 2, in Section 12, Township 31 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to wit:

Beginning at the Northwest corner of said Lot Number 2; thence South 02 degrees 02 minutes East (recorded South 02 degrees 12 minutes East) on and along the West line of said Lot Number 2, a distance of 717.4 feet to the point of intersection with the centerline of Indiana State Road Number 205; thence North 58 degrees 22 minutes East, on and along said centerline, a distance of 405.0 feet; thence North 23 degrees 46 minutes 20 seconds West, a distance of 546.6 feet to a point on the North line of said Lot Number 2; thence North 88 degrees 22 minutes West (recorded North 86 degrees 26 minutes West), on and along said North line, a distance of 150.0 feet to the point of beginning, containing 3.754 acres of land, more or less.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A part of Lot Number 2 in Section 12, Township 31 North, Range 9 East, Whitley County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat, marked "EXHIBIT B" in Document Number 2014020292, described as follows:

Beginning at a point on the West line of said Lot Number 2 South 0 degrees 00 minutes 00 seconds East 666.11 feet from the Northwest corner of said Lot Number 2, said Northwest corner being designated as point "1" on said plat, which point of beginning is designated as point "814" on said plat; thence North 60 degrees 51 minutes 05 seconds East 323.51 feet to point "815" designated on said plat; thence Northeasterly 61.96 feet along an arc to the left having a radius of 6,950.00 feet and subtended by a long chord having a bearing of North 60 degrees 35 minutes 46 seconds East and a length of 61.96 feet to the eastern line of the grantors' land; thence South 21 degrees 44 minutes 21 seconds East 42.96 feet along said eastern line to the centerline of State Road 205; thence South 60 degrees 30 minutes 09 seconds West 404.92 feet (405.0 feet by Instrument Number 97-6-526) along said centerline to the West line of said Lot Number 2; thence North 0 degrees 00 minutes 00 seconds West 51.29 feet along said West line to the point of beginning, and containing 0.395 acres, more or less, inclusive of the presently existing right-of-way which contains 0.093 acres, more or less.