

ORDINANCE # 202415

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

WHEREAS, the applicant, Bitler Investment Venture III, 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-1" Single-family Residence 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 Residence 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 Residence District, be and hereby is reclassified as "GB" General Business District.

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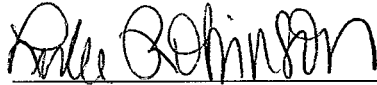
PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY,
INDIANA, ON THIS 27 DAY August, 2024.

YES

NO

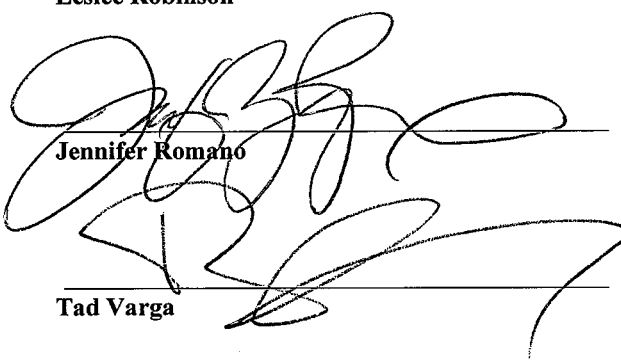
Jennifer Middleton

Jennifer Middleton



Leslee Robinson

Leslee Robinson


Jennifer Romano

Jennifer Romano

Tad Varga

Tad Varga


Daniel Weigold

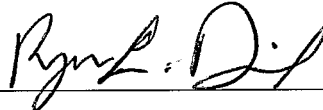
Daniel Weigold

ATTEST:



Rosie M. Coyle, Clerk-Treasurer

Signed and approved by me on this 27 day of August, 2024.



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

EXHIBIT A

Rezoning Description:

Commencing at the northwest corner of Section 14, Township 31 North, Range 9 East in Whitley County, Indiana; thence due East along the north line of said Section 782.0 feet to the center of State Road 9, said point being the point of beginning; thence due East along the north line of the said Section 222.5 feet; thence due South 30.0 feet; thence due East 16.8 feet; thence due South 855.0 feet; thence due West 15.4 feet to the center of State Road 9, thence Northwest along the said center line on the following courses and distances; thence North 36°-10' West 105.4 feet; thence North 31°-41' West 213.7 feet; thence North 22°-35' West 213.7 feet; North 13°-39' West 213.7 feet; thence North 4°-33' West 213.7 feet to the point of beginning, containing 4.60 acres more or less and subject to all legal public road right-of-ways.



I-1 W FACTORY AVE

W WALLAGE AVE R-2 LB

SWAIN ST R-2 R-2 R-2

R-2 R-2 R-2 R-2

CATHERINE AVE R-2 R-2 R-2

R-2 R-2 R-2 R-2

W WESTON DR R-2 R-2 R-2 R-2

R-2 R-2 R-2 R-2

W ORCHID CT R-2 R-2 R-2 R-2

R-2 R-2 R-2 R-2

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R-2 R-2 R-2 R-2

S SR 205

E RADIO RD

PROPOSED GB

S SR 9

W DOWELL RD

SWAIN ST

SWITLEY ST

COESSE ST

E CHICAGO ST

E SWIHART ST

E COLLINS ST

S SR 9

A-1



R-1