

ORDINANCE # 2025-26

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM
THE "R-2" TWO-FAMILY RESIDENTIAL DISTRICT TO THE "R-3" MULTI-FAMILY RESIDENTIAL
DISTRICT**

WHEREAS, the applicant, JBW Properties, LLC., as agent of the property owner, has an 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-2" Two-Family Residential District to the "R-3" Multi-Family Residential 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-2" Two-Family Residential District to the "R-3" Multi-Family Residential District; and

WHEREAS, the Common Council, upon certification by the Plan Commission of its unfavorable 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:

Lot Number Two (2) in Tanglewood, being a subdivision of part of the Northwest Quarter of Section 10,
Township 31 North, Range 9 East, Whitley County, Indiana

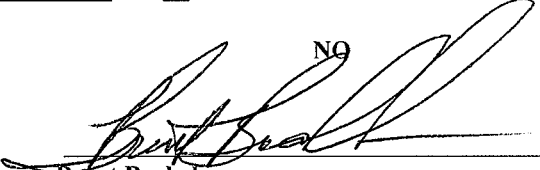
which has heretofore been classified as "R-2" Two-Family Residential District, be and hereby is reclassified as "R-3" Multi-Family Residential District.

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PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY,
INDIANA, ON THIS 12th DAY NOVEMBER, 2025.

YES

Brent Bockelman

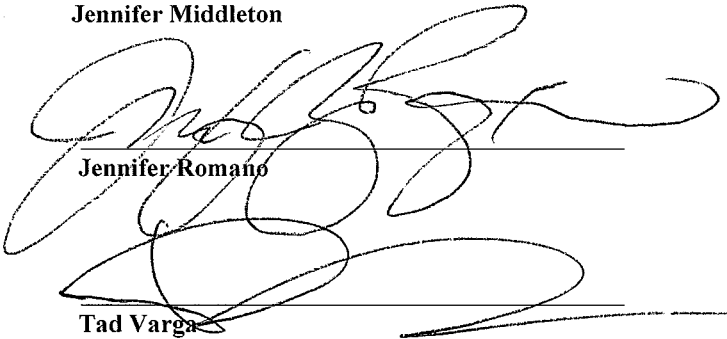
NO


Brent Bockelman

Jennifer Middleton

Jennifer Middleton

Jennifer Romano

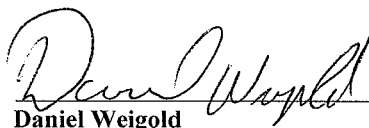


Jennifer Romano

Tad Varga

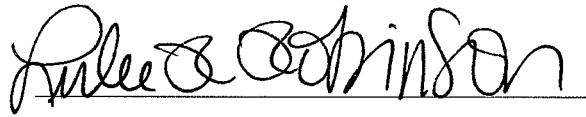
Tad Varga

Daniel Weigold



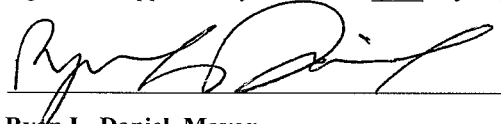
Daniel Weigold

ATTEST:



Leslee Robinson, Clerk-Treasurer

Signed and ^{perceived} ~~approved~~ by me on this 12th day of November, 2025.



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