

ORDINANCE NO. 30, 2015

AN ORDINANCE AMENDING THE ZONING MAP REZONING LAND WITHIN THE CITY OF VALPARAISO, INDIANA FROM INH, INDUSTRIAL, HEAVY TO CG, COMMERCIAL, GENERAL

WHEREAS, a petition was filed by the KBK Investments, 906 Roosevelt Road, Valparaiso, IN 46383, to rezone land located at 906 Roosevelt Road from INH, Industrial, Heavy to CG, Commercial, General; and

WHEREAS, the Plan Commission duly advertised and held a public hearing on the proposed rezoning on December 8<sup>th</sup>, 2015; and

WHEREAS, the general public was given an opportunity to comment on the proposed rezoning; and

WHEREAS, the Plan Commission voted to favorably recommend rezoning the property from INH, Industrial, Heavy to CG, Commercial, General on December 8<sup>th</sup>, 2015 by a vote of 7-0.

NOW, THEREFORE, BE IT ORDAINED by the Common City of the City of Valparaiso, Indiana, as follows;

- a) City of Valparaiso's Comprehensive Plan;
- b) Current conditions and character of the current structures and structures and uses in each district;
- c) The most desirable use for which the land is adapted;
- d) The conservation of the property values throughout the jurisdiction; and
- e) Responsible development and growth.

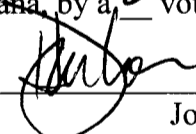
NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso as follows:

1) The following described real estate in the City of Valparaiso, Indiana is hereby rezoned to CG, Commercial, General zoning classification to wit:

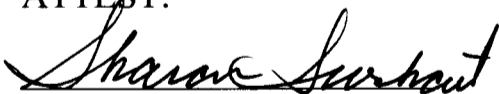
See attached Legal Description - Exhibit A

2) This ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

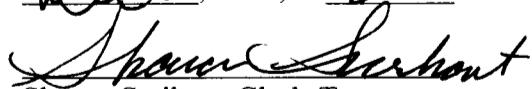
PASSED by the Common Council of the City of Valparaiso, Indiana, by a 6-0-1 record vote of all members present and voting this 14<sup>th</sup> day of Dec, 2015.

  
Jon Costas, Mayor

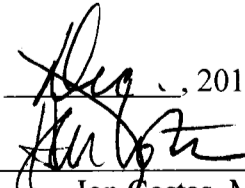
ATTEST:

  
Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 14<sup>th</sup> day of Dec, 2015, at 8:20 o'clock p.m.

  
Sharon Swihart, Clerk-Treasurer

This Ordinance approved/denied and signed by me this 14<sup>th</sup> day of Dec, 2015, at 8:20 o'clock p.m.

  
Jon Costas, Mayor



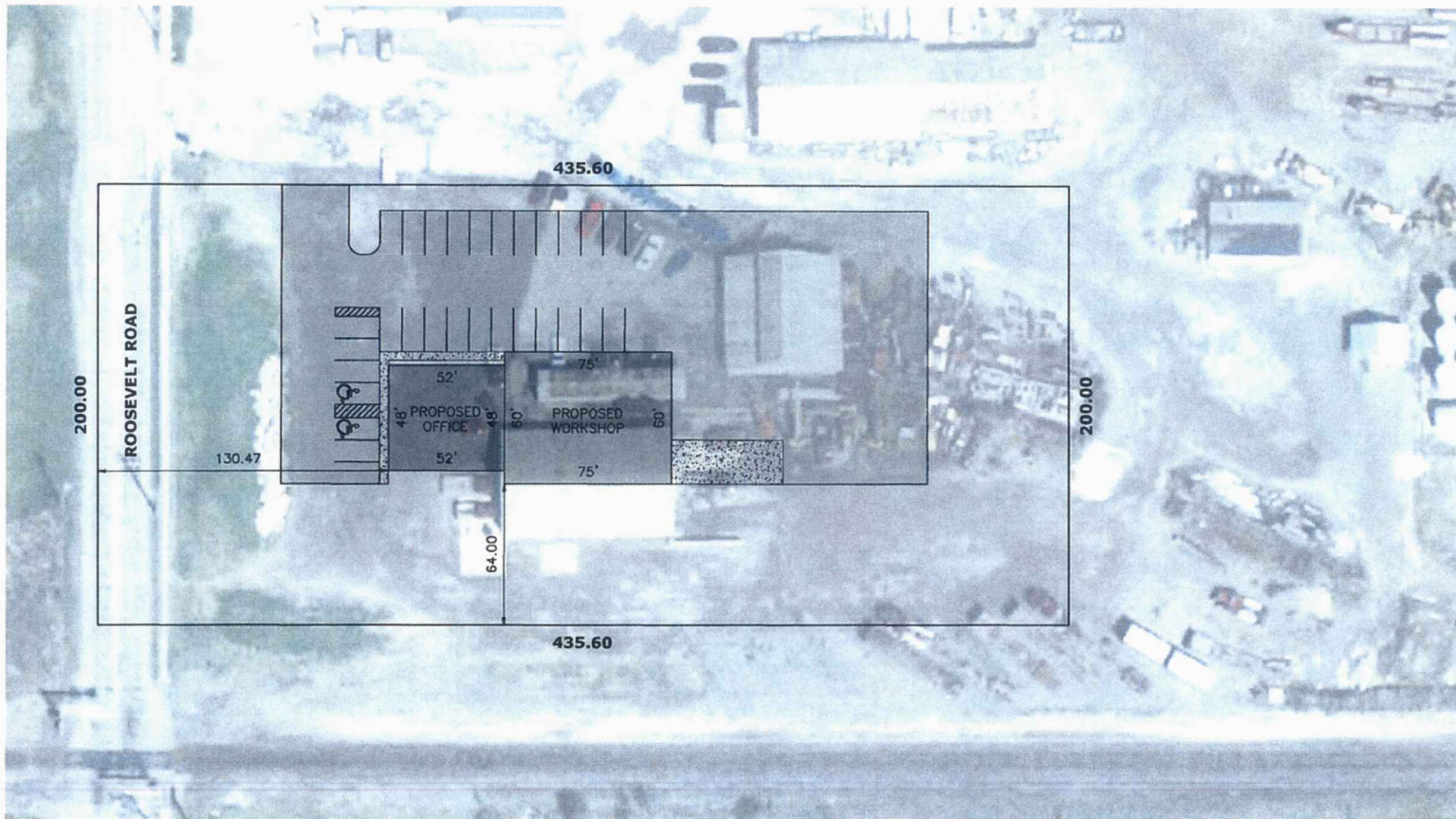
# Concept Site Plan



## Site Plan/Concept Plan Appendix 4

### Property Description

That part of the Northwest Quarter of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, more particularly described as follows: The South 200.00 feet of the West 435.60 feet lying North of the CN Railroad, containing 2.00 Acres, more or less.



**McMAHON**  
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NO.	DATE	REVISION

Roosevelt Road, Valparaiso, Indiana 46383  
Section 19, Township 35 North, Range 5 West  
Board of Zoning Appeals Concept Site Plan

DESIGNED	DRAWN
KMC	KMC
PROJECT NO.	
K0539-5-15-00228	
DATE	
10/14/2015	
SHEET NO.	
C1.0	