

**Passed 12-8-14 by a vote of 7-0**  
**ORDINANCE NO. 36, 2014**

**AN ORDINANCE AMENDING THE ZONING MAP REZONING LAND WITHIN  
THE CITY OF VALPARAISO, INDIANA FROM CN, COMMERCIAL  
NEIGHBORHOOD TO UR, URBAN RESIDENTIAL**

WHEREAS, petition was presented by 400 North, LLC., c/o William Ferngren, Ferngren Law Office 570 Vale Park Road Ste. B, Valparaiso, IN 46385., to rezone approximately 2.644 +/- acres, located Northwest corner of County Road 400 North and Froberg Road, CN, Commercial Neighborhood to UR, Urban Residential; and

WHEREAS, the Plan Commission duly advertised and held a public hearing on the proposed rezoning on March 13<sup>th</sup>, 2014; 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 CN, Commercial Neighborhood to UR, Urban Residential, on November 11<sup>th</sup>, 2014 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 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 UR, Urban Residential 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 \_\_ vote of all members present and voting this \_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Jon Costas, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this \_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock p.m.

\_\_\_\_\_  
Sharon Swihart, Clerk-Treasurer

This Ordinance approved/denied and signed by me this \_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock p.m.

\_\_\_\_\_  
Jon Costas, Mayor