

ORDINANCE NO. 7, 2025
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO,
PORTER COUNTY, INDIANA AMENDING THE ZONING MAP
OF THE CITY OF VALPARAISO

WHEREAS, a petition to amend the City of Valparaiso Zoning Map was presented to the Plan Commission by **Neighbors Corp.** to rezone Lots 4, 5, 6 and 7 in Block 13 of Smith's Addition ("Property") from Campus (CA) to Residential Transition (RT).

WHEREAS, on **March 4, 2025** the Plan Commission held a properly noticed public hearing on the proposed rezoning.

WHEREAS, the general public was given opportunity to comment on the proposed amendment.

WHEREAS, as part of the public discussion, Neighbors Corp. agreed to certain conditions being placed on the Property.

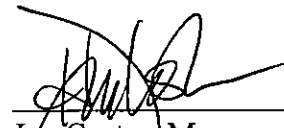
WHEREAS, on **April 1, 2025** the Plan Commission voted 8-0 to favorably recommend the approval of the proposed Zoning Map amendments with conditions.

WHEREAS, on **April 9, 2025**, the City's Planning Director provided a written report of the activities of the Plan Commission. A copy of that report is attached as **Exhibit A**.

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

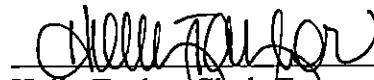
1. The City of Valparaiso Zoning Map be amended as described in Exhibits B and C. The Property is rezoned from Campus (CA) to Residential Transition (RT).
2. The rezoning is conditioned so that single-family attached housing on each lot, no more than 1 structure per lot and no more than 2 residential units per structure shall be allowed on the Property.
3. This ordinance 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 7 - 0 of all members present and voting on this 28th day of April, 2025.



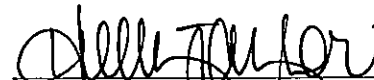
Jon Costas, Mayor

ATTEST:



Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 28th day of April, 2025, at 6:59 o'clock p.m.



Holly Taylor, Clerk-Treasurer

This Ordinance approved and signed by me this 28th day of April, 2025, at 6:59 o'clock p.m.



Jon Costas, Mayor

EXHIBIT A

APRIL 9, 2025 LETTER FROM THE CITY'S PLANNING DIRECTOR



166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

April 9, 2025

Mayor Jon Costas
Valparaiso Common Council
166 Lincolnway
Valparaiso, IN 46383

**RE: Certification of Proposal for Zone Map Amendment
556-560 Locust St.**

Dear Mayor Costas,

The Valparaiso Plan Commission at their April 1, 2025, meeting considered Neighbors Corp. proposal for a Zone Map Amendment. The Commission voted favorably to recommend the zoning map amendment from the existing CA, Campus District to the proposed RT, Residential Transition District for Lots 4-7 in Block 13 of Smith's Addition. The Commission with their motion also recommended the condition to allow for single-family attached (2 units) within the recommended zoning district. This letter serves as certification to the Common Council per UDO Sections 15.601(B)(5) and IC 36-7-4-602(c).

If you should have any questions, please contact me.

Sincerely,

Bob Thompson
Planning Director

Encl.

CC: Matt Evans, Plan Commission President
Ellen Kapitan, Common Council President
Holly Taylor, Clerk-Treasurer
Patrick Lyp, City Attorney
Mark Worthley, Plan Commission Attorney

EXHIBIT B

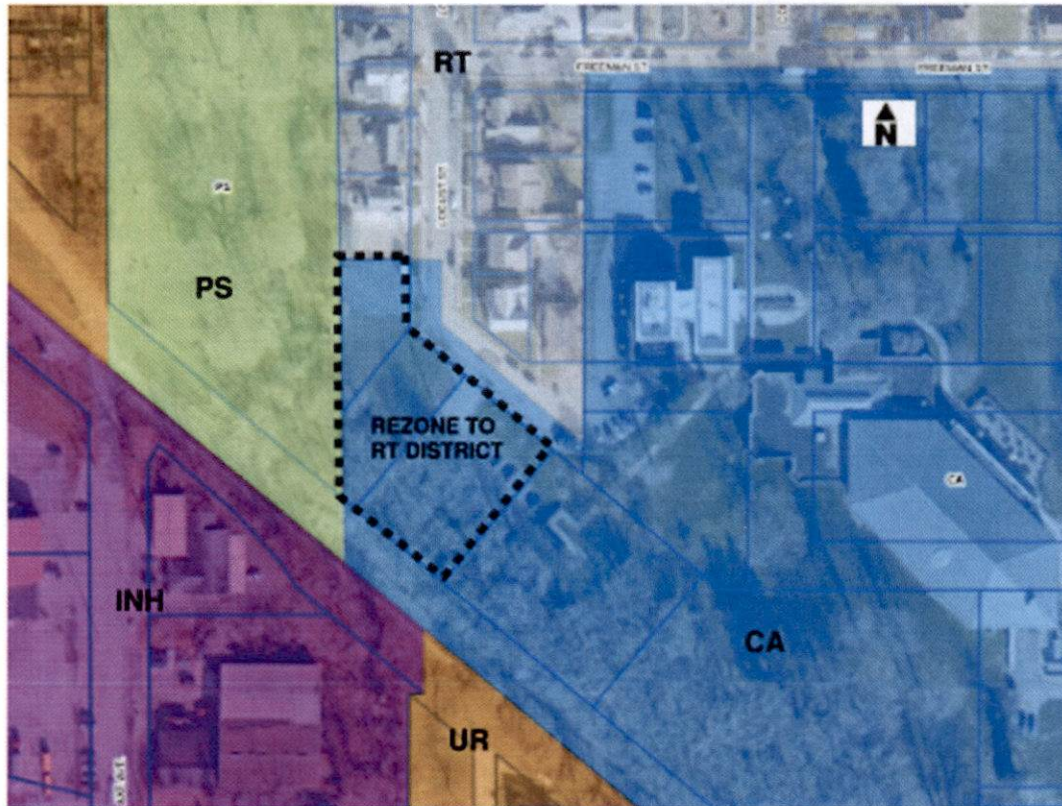
LEGAL DESCRIPTION

The property to be rezoned is made up of four parcels totaling approximately 1.00 acres, commonly known as 556-560 Locust St., described as follows:

LOTS 4, 5, 6 AND 7 ALL IN BLOCK 13 IN SMITH'S ADDITION TO THE TOWN, NOW THE CITY OF VALPARAISO AS PER PLAT THEROF, RECORDED IN MISCELLANEOUS RECOD 'A' PAGE 198, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA

EXHIBIT C

ZONING MAP



Proposed Rezoning - 556-560 Locust St. - Case RZ25-001

NC - Neighborhood Conservation	CP - Central Plant
SR - Single Residential	RT - Residential Transition
SM - Suburban Residential	CA - Campus
SR - Residential, General	RP - Business Park
SR - Residential, Urban	RI - Light Industry
PS - Public Space	RII - Heavy Industrial
RI - Rural	PUR - Planned Urban Development
CR - Commercial, Neighborhood	
CS - Commercial, General	
CBD - Central Business District	

