

ORDINANCE NO. 17, 2011

AN ORDINANCE AMENDING THE ZONING MAP REZONING LAND WITHIN  
THE CITY OF VALPARAISO FROM UR URBAN RESIDENTIAL  
DISTRICT TO RT RESIDENTIAL TRANSITION DISTRICT

WHEREAS, a petition was presented by Family House, Inc. to rezone land located at 610 Glendale Boulevard FROM UR URBAN RESIDENTIAL DISTRICT TO CG COMMERCIAL GENERAL DISTRICT; and

WHEREAS, the Plan Commission duly advertised and held a public hearing on the proposed rezoning on March 8, 2011; and

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

WHEREAS, after much deliberation, the Plan Commission voted to recommend rezoning the property from UR Urban Residential District to RT Residential Transition District INSTEAD OF CG Commercial General District on April 12, 2011 by a vote of 6-1.

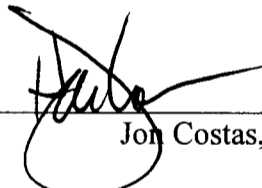
NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso as follows:

- 1) The following described real estate in the City of Valparaiso is rezoned to RT RESIDENTIAL TRANSITION DISTRICT zoning classification to wit:

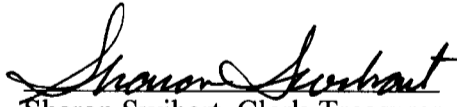
See attached Legal Description - Exhibit A

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

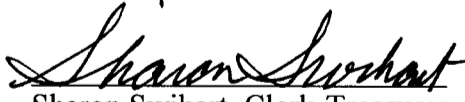
PASSED by the Common Council of the City of Valparaiso, Indiana, by a 7<sup>th</sup> vote of all members present and voting this 9<sup>th</sup> day of May, 2011.

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

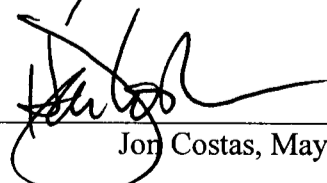
ATTEST:

  
Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 9<sup>th</sup> day of May, 2011, at 8:10 o'clock p.m.

  
Sharon Swihart, Clerk-Treasurer

This Ordinance approved/denied and signed by me this 9<sup>th</sup> day of May, 2011, at 8:10 o'clock p.m.

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

**FAMILY HOUSE, INC.**

**LEGAL DESCRIPTION**

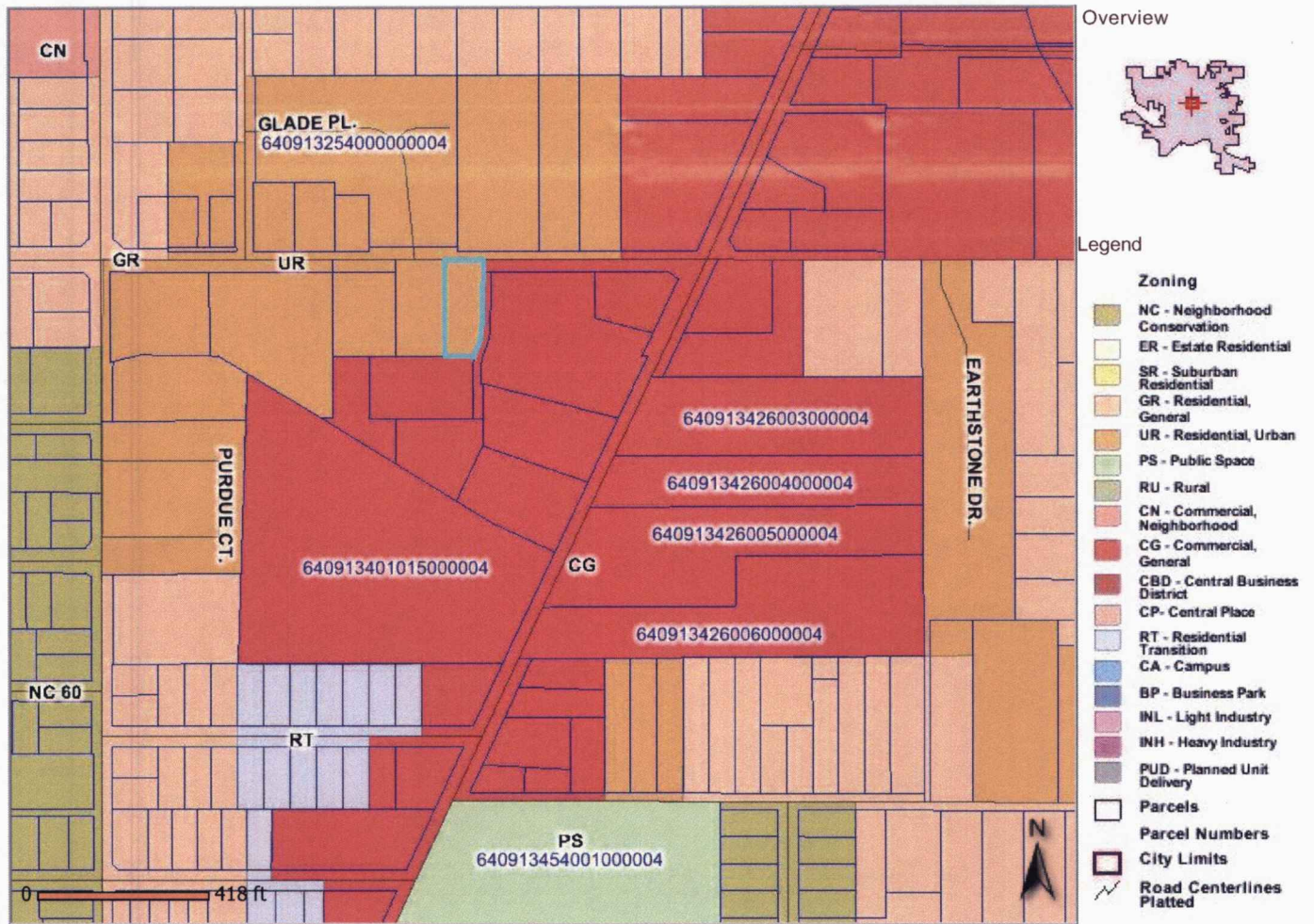
A PARCEL OF LAND IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 564 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE 271.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTE 23 SECONDS WEST, 233.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, 77.12 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 119.20 FEET, A DELTA ANGLE OF 11 DEGREES 40 MINUTES 23 SECONDS, AN ARC LENGTH OF 24.28 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 109.06 FEET, A DELTA ANGLE OF 23 DEGREES 42 MINUTES 53 SECONDS, AN ARC LENGTH OF 45.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01 DEGREE 35 MINUTES 47 SECONDS EAST, 166.62 FEET TO SAID NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, 94.17 FEET TO THE POINT OF BEGINNING.

CONTAINING .0477 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

ALSO SUBJECT TO: A 15' WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES DESCRIBED AS COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, PORTER COUNTY, INDIANA, SAID POINT BEING 929.59 FEET, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, AS MEASURED ALONG SAID NORTH LINE; THENCE SOUTH 01 DEGREE 35 MINUTES 47 SECONDS WEST, 166.62 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 109.06 FEET; AN ARC LENGTH OF 15.08 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 21 SECONDS WEST, 88.14 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 23 SECONDS EAST, 15.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 21 SECONDS EAST, 89.60 FEET TO THE POINT OF BEGINNING.

Subject to: taxes and assessments, rights of the public, rights of way, agreements, easements, covenants, restrictions, conditions, and easements, ordinances, limitations, roads and highways, zoning ordinances, and all other restrictions of record.

Date Created: 4/25/2011  
Map Scale: 1 in = 418 ft



**Parcel ID** 640913401006000004  
**Sec/Twp/Rng**  
**Property Address** 610 GLENDALE BLVD

**Alternate ID** 09-13-400-066  
**Class** Exempt, Religious Organization  
**Acreage** 0.00

**Owner Address** FAMILY HOUSE INC  
 610 GLENDALE BLVD  
 VALPARAISO IN 46383

**District** VALPARAISO (CENTER)  
**Brief Tax Description** PARC IN E94.17 W929.58 N233 SE13-35-6 .477A  
 DR485 P488 & 489

(Note: Not to be used on legal documents)

## **FAMILY HOUSE, INC.**

### **DESCRIPTION OF PROJECT**

Petitioner, Family House, Inc., provides a safe, home-like environment where non-custodial parents can visit with their children for specified periods of time under supervision. The primary mission and purpose of this agency is to oversee this parenting time while insuring the child's physical and emotional well-being. Family House operates at 610 Glendale Boulevard.

The property is located at the corner of Glendale Boulevard and the existing shopping area access road anchored by Town and Country Market. This access road is the main access for Town and County from Glendale Boulevard. The access also serves as access to a shopping development and a self-serve laundry facility adjacent to the south property line of the property.

Glendale Boulevard serves as a major thoroughfare for east-west traffic and immediately serves CVS and Walgreens across the street from the property. As a "corner" parcel bounded by two commercial roads, this property is well suited for commercial use and not well suited for residential use, its current zoning designation.

Petitioner requests that the property be rezoned more appropriate Commercial General (CG) designation to more adequately reflect its use and location.