

ORDINANCE NO. 814

AN ORDINANCE TO AMEND THE TOWN OF YORKTOWN
COMPREHENSIVE ZONING ORDINANCE
FROM THE R1 RESIDENCE ZONE TO IN INDUSTRIAL
WITH COMMITMENTS ON APPROVED USES
ON PREMISES OF APPROXIMATELY 14.2 ACRES OF LAND
LOCATED BETWEEN 2400 N. CR 600 W and 2500 N. CR 600 W,
YORKTOWN, IN 47396, PARCEL #1003301004000

WHEREAS, the State enabling act for planning and zoning empowers the Town Council of Yorktown, Indiana to adopt a Comprehensive Zoning Ordinance and also provides for amendments to the said ordinance as the need arises;

Whereas, the Yorktown Plan Commission held a public meeting on April 7, 2021 regarding the proposed rezoning of parcel #1003301004000 and accepted public comments both for and against the proposal and determined by a vote of 5-0 that the proposed rezoning was a proper amendment to the zoning maps and certified this recommendation of approval to the Yorktown Town Council;

WHEREAS, the Town Council of the Town of Yorktown, Indiana has given reasonable regard to the Comprehensive Plan, current conditions, and the character of current structures and uses in each district, the most desirable use for which land in each district is adapted, the conservation of property values throughout the jurisdiction, and responsible growth and development.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Yorktown, Indiana as follows:

1. That the the Town of Yorktown Comprehensive Zoning Ordinance be amended, changed, and supplemented so as to include in the IN Industrial Zone the following described real estate located in the Town of Yorktown, Indiana, to-wit:
PARCEL #1003301004000
2. That all uses permitted upon said above described real estate shall fully conform to the standards set forth in the LI Light Industrial zone, and that this commitment shall be recorded

in the office of the Delaware County Recorder and shall run with the land and be binding upon future owners.

3. That all buildings permitted and placed upon said above described real estate shall fully conform with all the provisions of the Town of Yorktown Comprehensive Zoning Ordinance and shall have obtained proper permits.
4. Should the petitioner to whom a zone change is granted for a specific use fail to begin construction or installation of a use approved by the Council within one year after the passage of the change of zone, the zoning administrator shall inform the Council which may initiate proceedings to rezone the property subject of the zone change to its original classification.
5. This Ordinance shall be in full force and effect from and after its passage by the Council and such publication as may be required by law.

SO ORDAINED this ____ day of _____, 2021.

Rich Lee, Town Council President

ATTESTED: _____
Lance Turner, Clerk-Treasurer