AMENDED ORDINANCE NO. 849

A PROPOSAL FOR AN ORDINANCE AMENDING THE YORKTOWN ZONING MAPS

Whereas, the Town of Yorktown has experience significant growth since its zoning maps were first put into place, and the Town has already permitted a variety of commercial enterprises at or near the intersection of Kilgore Avenue and Nebo Rd but one corner remains zoned residential in Town records; and

Whereas, there is a section of Kilgore Avenue zoned residential but surrounded to the east and west by C1; this area currently has both commercial and residential uses and is appropriate for current and future commercial uses; and

Whereas, the current zoning for these areas is inconsistent despite their clear commercial nature; and

Whereas, to avoid spot zoning, the Plan Commission recommends a wholesale rezoning of portions of the Kilgore corridor to C1; and

Whereas, this will not burden or negatively impact any existing landowners; and

Whereas, any currently lawful structures and/or uses will be "grandfathered in" as legal conforming or legal nonconforming uses; and

Whereas, the Plan Commission has held a public hearing on this issue and has made a favorable recommendation to the Council to pass this ordinance for the proper growth and development of the Town; and

Whereas, the attached map labeled Exhibit A, which is incorporated herein by reference, is to amend the current zoning maps;

Now, therefore, the following parcel numbers within the Town of Yorktown shall be converted to C-1 zoning:

[Kilgore Ave at/near the intersection with Nebo Road]:

Parcel # 1014429017000

1014429018000 1014429023000 1014429024000 1014429026000



1014429028000 1014429027000 1014429022000 1014427009000 [along the north and south sides of Kilgore Ave, east of schools]: Parcel # 1015479004000 1015479003000 1015482005000 1015482006000 1015482004000 1015482001000 1015455002000 All portions of the Zoning Maps not specifically shown as being amended in the foregoing Ordinance shall remain as previously zoned. In the case of any conflicts, this Ordinance shall control. Should any conflicts or inconsistency be found between this Ordinance and its Exhibit A, this Ordinance shall control. Approved by the Town Council of Yorktown this _____ day of ______, 2024. Rick Glaub, Town Council President

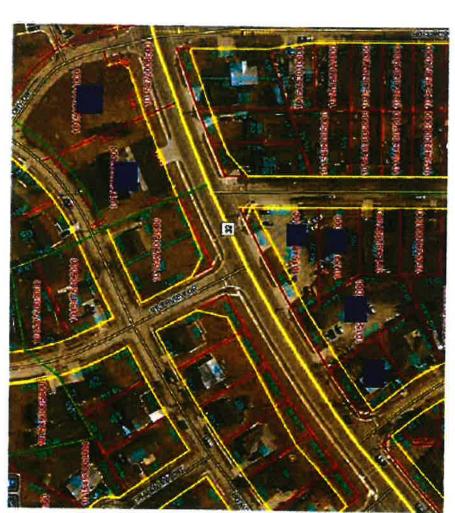
1014429025000

ATTEST:

Lance Turner, Town Clerk/Treasurer

= R2 (residential) to C1 (commercial)

Area 1





Area 2