

## Ordinance 844

### **AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING ORDINANCE OF YORKTOWN, INDIANA**

**Section 1.** Be it ordained by the Town Council of the Town of Yorktown, Indiana, that the Zoning Ordinance adopted by the Town of Yorktown, Indiana on the 27<sup>th</sup> day of July, 2009, be amended from C-1 (Small to Medium Scale Commercial) and IS (Institutional) to M-2 (Medium Density Multiple-family Residential) on the following described real estate in the Town of Yorktown, Indiana, to-wit:

8620 W. Smith Street, Yorktown

#### **LEGAL DESCRIPTION**

Parcel 18-10-15-452-016.000-17

A part of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 15, Township 20 North, Range 9 East, more particularly described as follows, to-wit:

Beginning at the point of intersection of the center line of Indiana State Road No. 32 with the South line of said Southeast Quarter (SE  $\frac{1}{4}$ ), said intersection point being Eight hundred eighty-three and forty-one hundredths (883.41) feet East of the Southeast corner of said Southeast Quarter (SE  $\frac{1}{4}$ ) and running thence Northeast on said Center line of Indiana State Road No. 32, Thirty-five (35) feet; thence West parallel with the South line of said Southeast Quarter (SE  $\frac{1}{4}$ ), Two hundred twenty-nine and ninety-two hundredths (229.92) feet, thence Southwest parallel to the Center line of Indiana State Road No. 32, thirty-five (35) feet, to the South line of the Southeast Quarter (SE  $\frac{1}{4}$ ), thence East on said South line of the Southeast Quarter (SE  $\frac{1}{4}$ ), Two hundred twenty-nine and ninety-two hundredths (229.92) feet, to the place of beginning. The above described tract is subject to the existing right of way of Indiana State Road No. 32.

Parcel 18-10-15-452-017.200-017

A part of Out Lot Number One (1) in Pleasant Hills Addition, Section "A", an Addition to the Town of Yorktown, Indiana, as shown in Plat Book 11 at pages 19 and 20 in the Recorder's Office of Delaware County, Indiana, more particularly described as follows, to-wit: Beginning at the Southeast corner of said Out Lot Number One (1), and running thence Northeast on the east line of said Out Lot, Thirty-five (35) feet; thence west parallel to the South line of said Out Lot, One hundred fifty-seven and thirty-seven hundredths (157.37) feet; thence southwest parallel with the east line of said Out Lot, Thirty-five (35) feet to the South line of said Out Lot, thence East on and along said South line, One hundred fifty-seven and thirty-seven hundredths (157.37) feet to the place of beginning.

Parcel 18-10-22-203-003.000-17

A part of Lot 1 in Block 13 in Western Improvement Company's Addition to the Village of West Muncie (now Yorktown), Indiana, the plat of which Addition is recorded in Plat Book 2 page 136, in the Office of the Recorder of Delaware County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the south corner of

said lot; thence North 44 degrees 15 minutes 11 seconds West 29.70 feet along the southwestern line of said lot to point "6116" designated on said plat, thence North 46 degrees 03 minutes 15 seconds East 53.75 feet to point "4084" designated on said plat, which point is on the north line of said lot; thence North 89 degrees 21 minutes 17 seconds East 43.31 feet along said north line to the northeast corner of said lot; thence South 46 degrees 03 minutes 15 seconds West 85.11 feet along the southeastern line of said lot to the point of beginning and containing 21062 square feet, more or less.

**Section 2.** No structure shall be placed on said parcels except in compliance with the Zoning Ordinance of Yorktown, Indiana.

**Section 3.** Bufferyard "B" Standards be required between this property and adjacent properties.

**Section 4.** Maximum density of 12 dwelling units per acre be enforced.

**Section 5.** This ordinance shall be in full force and effect from and after its passage by the Town Council of the Town of Yorktown, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President

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Vice-President

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Member

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Member

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Member

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Member

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Member

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Attest, Clerk Treasurer