

Yorktown Planning Commission

FINDINGS OF FACT

PETITION NO. 2025-02 REZONE

SUBJECT PROPERTY: 9107 W. Depot Street, Yorktown, Indiana 47396
Parcel ID # 1022331003000 and # 1022331005000

PETITIONER: John A. Foster, 6500 N. Brindale Dr., Muncie, IN 47304

A hearing was held, pursuant to due notice regarding the above-mentioned application for rezoning, on the 5th day of November, 2025. Testimony and evidence from the Petitioner, remonstrators from the public, and the Town were received by the Plan Commission members.

1. The Petition was presented by the petitioner, and a representative of the seller, requesting a rezoning from M2 (Medium Density Multi-family Residential) to C1 (Small to Medium Scale General Commercial).
2. Concerns of adjoining neighbors and property owners were heard and considered.
3. Information from the Petitioner and the agent representing the current owner/seller of the property were heard and considered
4. The Planning Commission, in reviewing this application, paid reasonable regard to the following factors:
 - a. The content of the Yorktown Comprehensive Plan.
 - b. The current conditions and character of current structures and uses.
 - c. The most desirable use for which the land in each district is adapted.
 - d. The conservation of property values throughout the jurisdiction.
 - e. Reasonable development and growth.
5. Based on the foregoing facts, the Plan Commission finds:
 - A. Rezoning this parcel is part of the reasonable development and growth of the Town; and
 - B. Small to Medium Scale General Commercial is a reasonable reuse for the existing structure and is an appropriate adjacent district to both Limited Industrial (LI) and Heritage Residential (R4) as well as its proximity to the railroad; and

- C. The Comprehensive Plan does not call for residential future land use on these parcels; and
- D. The location of the parcels away from the main throughfare is self-limiting on the intensity of viable future business uses; and
- E. The application for rezoning should be approved with no conditions.

Being duly advised, the Plan Commission recommends as follows:

The application/petition should be:

☒ Approved as submitted

☐ Approved with conditions

☐ Approved with modifications

☐ Denied

The Yorktown Town Council has ninety (90) days to review the Plan Commission's recommendation to approve as submitted this rezoning request.

Jason Gasaway, Plan Commission President