

PLEASE NOTICE that on July 29, 2020 @ 5:00 PM, the Yorktown Plan Commission will hold a Public Hearing on the matter of a petition to change the zoning of approximately 13.18 acres of land located on County Road 600 West, just south of Riley Run Subdivision, Yorktown, IN to C-1 District (Small to Medium Scale General Commercial). The land is currently zoned R-3 (High Density Single Family Residential). TK Constructors Inc. is the owner of the parcel described as parcel ID 1009200004000. Written objection or comments concerning this request may be filed with Matt Ray, Building and Zoning Commissioner, at Yorktown Town Hall, 9312 W. Smith Street, PO Box 518, Yorktown, IN 47396 before said hearing and will be heard at the specified time. This Public Hearing will be held virtually via Zoom as permitted by Governor Holcomb's Executive Order #20-09: meeting ID# 82946975003, password 258795.

Rezoning Petition (Change zone map)
Yorktown Plan Commission
Yorktown, Indiana

Petitioner Information

- A. Petitioner Name: TK CONSTRUCTORS
B. Petitioner Address: 2224 N. CAMMACK ST MUNCIE, IN 47304
C. Petitioner Phone: 765-759-7500

Property Information

- A. Property Address or Description of the Location: 600 W. Directly
SOUTH OF Riley Run.
B. Size of Subject Property: 13.18 acres parcel ID# 1009200004000
C. Request to change from R-3 zoning classification to C-1
zoning classification.

Supporting Information (Attach additional sheets if necessary)

- A. Please explain the purpose of the rezone. Specifically, how will the property be used and developed? How will this proposal complement or enhance the character of adjacent structures and uses?

THE Subject Property will be used for Self Storage Units,
Site plan and rendering attached. There is little, or no self
Storage units in this area. Chase Trail, Riley Run and Chase Point
alone represent 230 Homes within a quarter mile

- B. Please state how this request complies with the Yorktown Comprehensive Plan:

C-1 zoning is allowed when Adjacent Properties are zoned
R-3

- C. Please attach the following additional information:

1. Legal Description
2. Plot Plan
3. Site Plan
4. Building Elevations

Petitioner Affidavit

I further state that if this request is granted, I will proceed with the approved use in accordance with the plans herewith submitted within six (6) months from date of filing this request, and that I am able from a financial, legal, and physical basis to do so.

M. S. Thibodeau
(Signature of Petitioner)

Dated at 5-7-2020 Yorktown, Indiana this 7th day of
MAY, 20 20.

Summary

Parcel ID 1009200004000
Alternate ID 18-10-09-200-004.000-032
Property Address N CR 600W
 YORKTOWN, IN 47396
Brief Tax Description N 15A E HLF NE QTR 15.0000Acres STR: 092009 IN: OUT:
 (Note: Not to be used on legal documents)
Class 100: Vacant Land

Owner

TK CONSTRUCTORS INC
 2224 N CAMMACK ST
 MUNCIE, IN 47304

Taxing District

County: Delaware
Township: MT. PLEASANT TOWNSHIP
State District 032 YORKTOWN ANNEX
Local District: 032
School Corp: MT. PLEASANT TOWNSHIP COMMUNITY
Neighborhood: 110035-032 RURAL RESIDENTIAL/AGRICULTURAL HOMESITE

Site Description

Topography: Flat
Public Utilities: Electricity, Water
Street or Road: Paved
Area Quality Static
Parcel Acreage: 15

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
TILLABLE LAND	BR	0	0	1.3000	\$1,280.00	\$1,638.00	\$2,129.40	\$0.00	\$2,130.00
WOODLAND	BR	0	0	2.6000	\$1,280.00	\$1,638.00	\$4,258.80	(\$80.00)	\$850.00
WOODLAND	MMA	0	0	2.0000	\$1,280.00	\$1,203.00	\$2,406.00	(\$80.00)	\$480.00
TILLABLE LAND	MMA	0	0	3.9000	\$1,280.00	\$1,203.00	\$4,691.70	\$0.00	\$4,690.00
TILLABLE LAND	MMB2	0	0	1.3000	\$1,280.00	\$1,139.00	\$1,480.70	\$0.00	\$1,480.00
WOODLAND	MMB2	0	0	3.9000	\$1,280.00	\$1,139.00	\$4,442.10	(\$80.00)	\$890.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
6/27/2016	TK CONSTRUCTORS INC		2016R/07315	\$0.00
3/1/2009	TK CONSTRUCTORS INC			\$0.00

Valuation

Assessment Year	2020	2019	2018	2017	2016
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	3/25/2020	3/21/2019	4/16/2018	5/5/2017	5/12/2016
Land	\$10,500	\$12,300	\$12,700	\$14,600	\$15,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$10,500	\$12,300	\$12,700	\$14,600	\$15,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$10,500	\$12,300	\$12,700	\$14,600	\$15,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$10,500	\$12,300	\$12,700	\$14,600	\$15,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Historic Districts

Historical District none

[Click here for more information](#)



BeaconTM

Delaware County, IN



Overview



Legend

Major Roads

- INTERSTATE
- MAJOR ROAD
- STATE ROAD
- US HIGHWAY
- Geocoded Streets
- RR Lines
- Airport Runways

Cadastral Line

- <all other values>
- Geographic Township Line
- Lot Line
- Misc Line
- Parcel Line
- Political Township Line
- Railroad Centerline
- Railroad ROW
- Road Centerline
- Road ROW
- Section Line
- Subdivision Line
- Unknown
- Water Line
- Parcels
- Muncie Parks
- Major Waterbodies
- Lakes and Ponds

Parcel ID 1009200004000 Alternate ID 18-10-09-200-004.000-032
 Sec/Twp/Rng n/a Class Vacant Land
 Property Address N CR 600W Acreage 15
 YORKTOWN

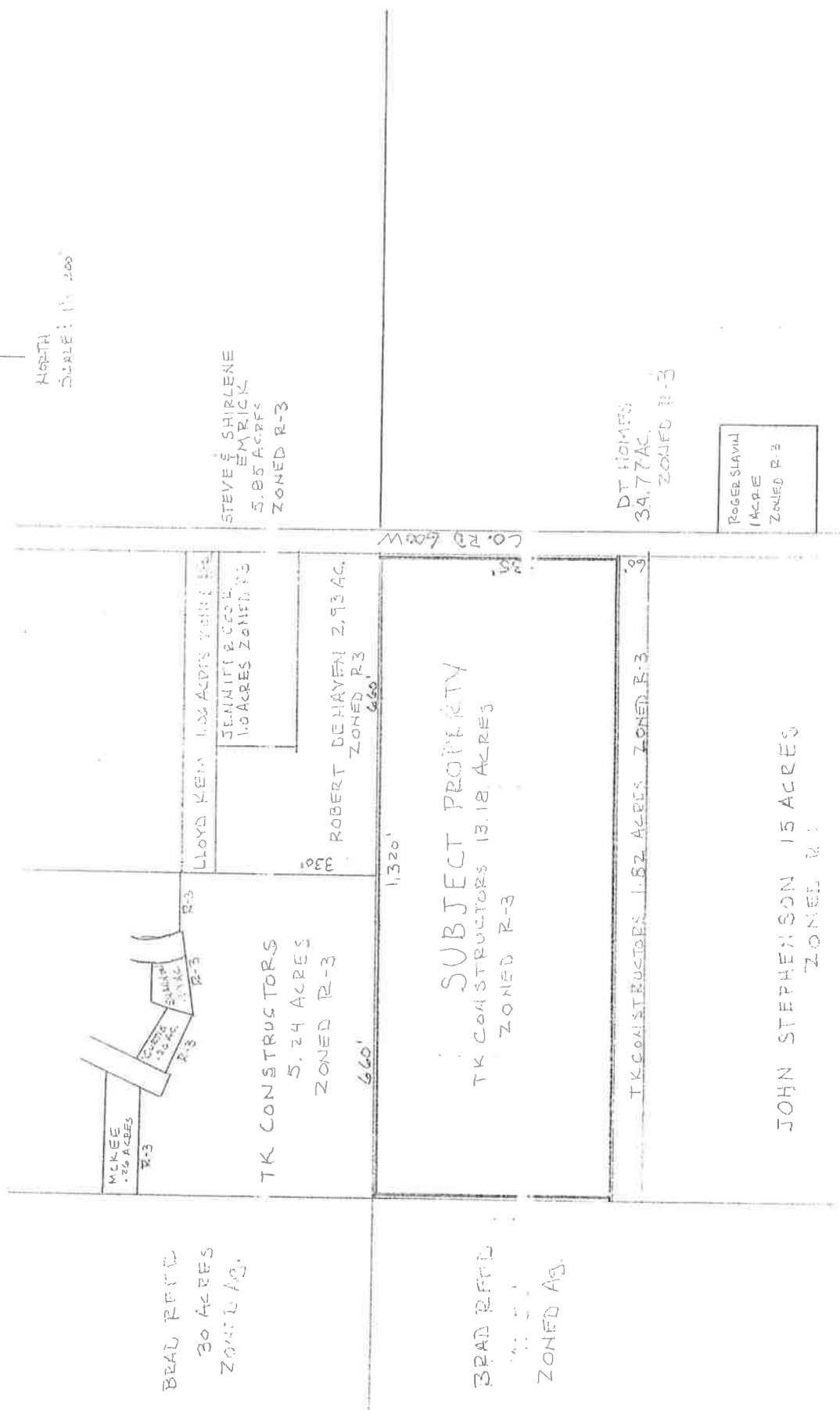
Owner Address TK CONSTRUCTORS INC
 2224 N CAMMACK ST
 MUNCIE IN 47304

District YORKTOWN ANNEX
 Brief Tax Description N 15A E HLF NE QTR 15.0000Acres STR: 092009 IN: OUT:
 (Note: Not to be used on legal documents)

Right of Way: Road right of way (Road ROW) are symbolized in the cadastral lines layer on the map (yellow). Only Road ROW in platted areas are shown. For un-platted areas, contact the Delaware County Engineering Department at (765) 747-7765 or in the City of Muncie contact the City Engineer's Office at (765) 747-4878.

BASE-AREA MAP

NORTH
SCALE: 1" = 200'



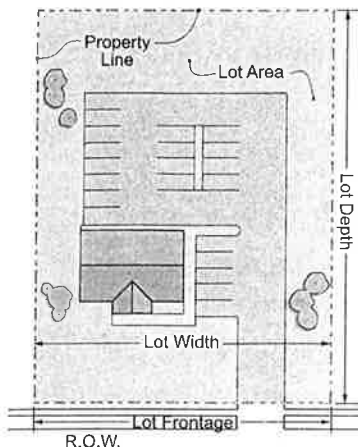
Small to Medium Scale General Commercial (C1) District

3.23 C1 District Intent, Permitted Uses, and Special Exception Uses

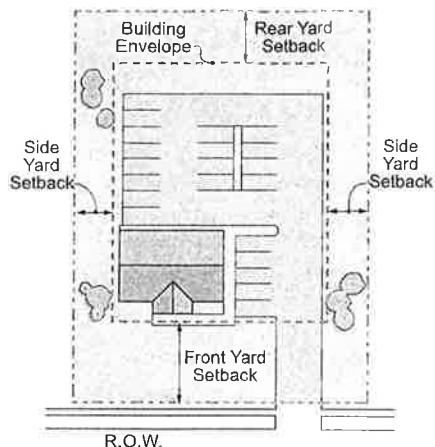
District Intent	Permitted Uses	Special Exception Uses
<p>The C1 (Small to Medium Scale General Commercial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • low to moderate-impact uses • wide variety of retail, commercial, service, eating, and entertainment establishments • free-standing buildings and small strip centers <p>Application of District</p> <ul style="list-style-type: none"> • new and existing development <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place, and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • PR, R2, R3, R4, M1, M2, MP, IS, OC, HM, C1, C2, and LI <p>Plan Commission</p> <ul style="list-style-type: none"> • zone property for C1 only after determining that the site is appropriate for any of the possible uses allowed in this district • Require written acknowledgment of the maximum main floor area requirement <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a Special Exception Use only when it clearly is a benefit to the surrounding areas • be sensitive to the potential for light pollution, and pedestrian and vehicular safety 	<p>Business: General Business</p> <ul style="list-style-type: none"> • adult day care • auto-oriented business • bank machine/ATM • bar/tavern • barber/beauty shop • billiard/arcade room • bowling alley • child day care center • coin laundry • copy center • country club • dance/aerobics/gymnastics studio • dance/night club • delicatessen • dry cleaning service • farmers market • fitness center/gym • funeral home or mortuary • health spa • ice cream shop • karate studio • lodge or private club • nail salon • photographic studio • play center • restaurant • shoe repair • sign shop • sport fields • swimming pool • tailor/pressing shop • tanning salon • video/dvd store <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • business/financial services office • design/planning office • general services office • medical office <p>Business: Retail</p> <ul style="list-style-type: none"> • low intensity retail • medium intensity retail <p>Miscellaneous</p> <ul style="list-style-type: none"> • accessory uses 	<p>Business: General Business</p> <ul style="list-style-type: none"> • banquet hall • driving range • hotel/motel • kennel • miniature golf • movie theater • outdoor service facility • print shop • publishing company • sexually oriented business • skating rink • storage facility <p>Communication/Utility</p> <ul style="list-style-type: none"> • above-ground utility facility • wireless telecommunication facility

Small to Medium Scale General Commercial (C1) District

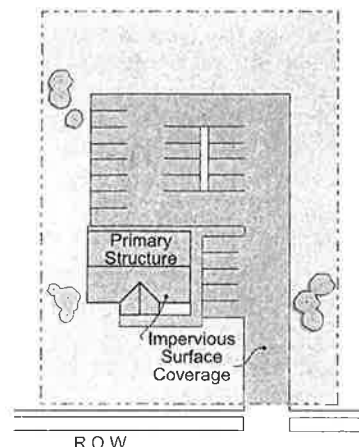
3.24 C1 District Development Standards



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Minimum Lot Area:

- 15,000 square feet

Minimum Lot Width:

- 65 feet

Maximum Lot Depth:

- 3 times the lot width

Minimum Lot Frontage:

- 40 feet on a public street with access from said public street

Sewer and Water:

- Requires municipal water or sewer hookup

Maximum Primary Structures:

- 2

Minimum Front Yard Setback:

- 35 feet when adjacent to an arterial
- 25 feet when adjacent to a collector or local street

Minimum Side Yard Setback:

- 20 feet for primary and accessory structures

Minimum Rear Yard Setback:

- 20 feet for primary and accessory structures

Maximum Lot Coverage:

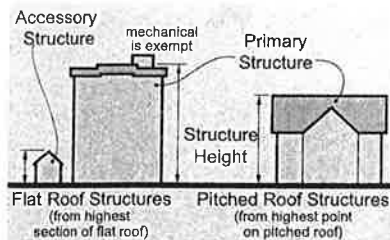
- Total square feet of all primary and accessory structures, and impervious surface shall not exceed 65% of the lot area

Minimum Main Floor Area:

- 300 square feet for primary structure

Maximum Main Floor Area:

- 25,000 square feet for primary and accessory structures associated with retail uses



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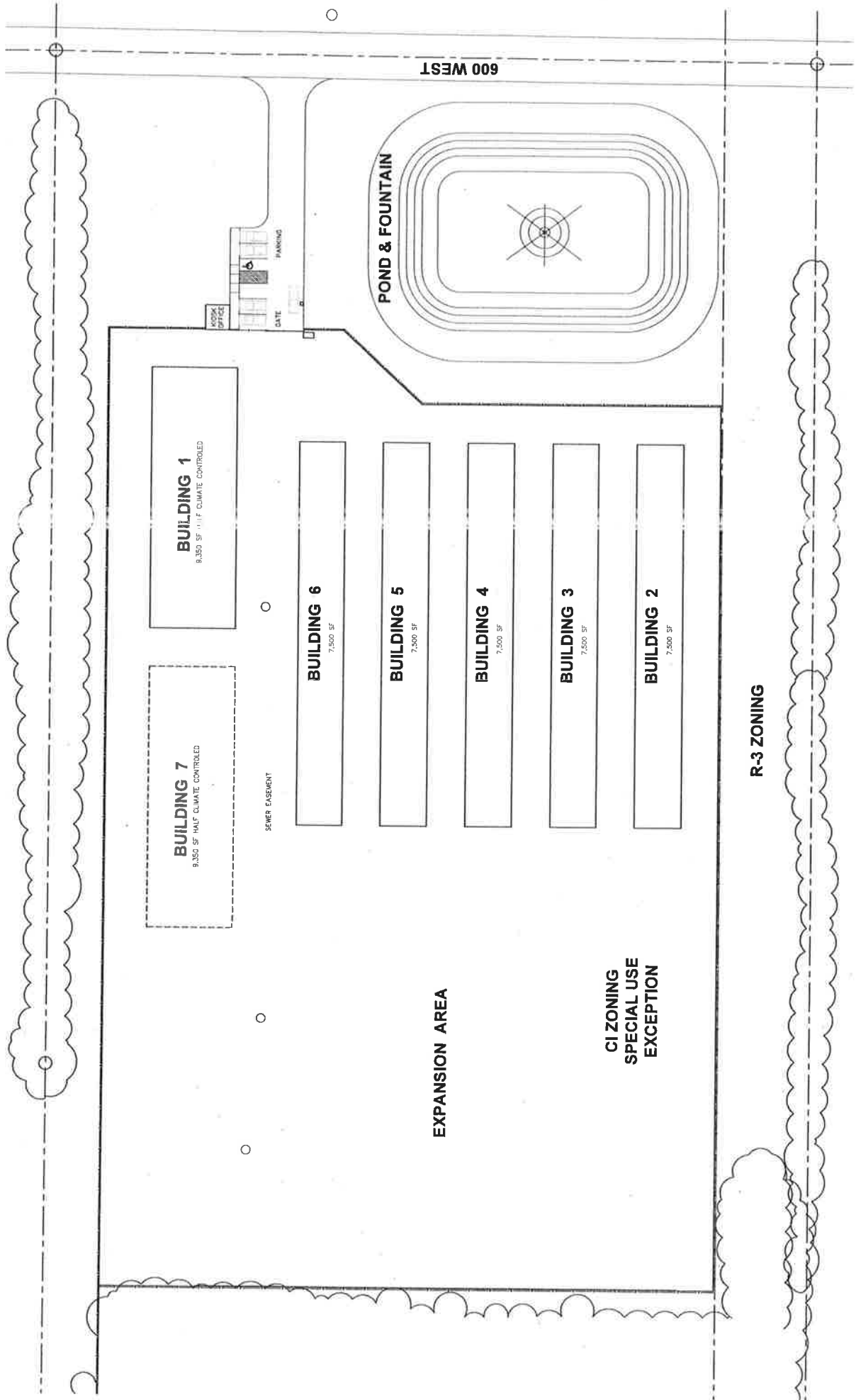
Maximum Structure Height:

- 40 feet for primary structure
- 18 feet for accessory structure

Additional Development Standards that Apply

Lot Standards	Temporary Uses/Structures	Loading Docks
• LO-01 Page 6-3	• TU-01 Page 6-14	• LD-01 Page 6-42
Setback Standards	• TU-03 Page 6-15	Entrances and Drives
• SB-01 Page 6-4	Landscaping	• ED-01 Page 6-43
Sewer and Water	• LA-01 Page 6-19	Vision Clearance
• SW-01 Page 6-5	• LA-05 Page 6-22	• VC-01 Page 6-45
Density and Intensity	• LA-06 Page 6-23	Telecommunication Facilities
• DI-01 Page 6-6	• LA-08 Page 6-24	• TC-01 Page 6-46
Structure Quantity	Environmental Standards	• TC-02 Page 6-49
• SQ-01 Page 6-7	• EN-01 Page 6-26	Sexually Oriented Businesses
Floor Area Standards	Floodplain Standards	• SX-01 Page 6-50
• FA-01 Page 6-8	• FP-01 Page 6-27	Special Exception Uses
Height Standards	Lighting Standards	• SE-01 Page 6-52
• HT-01 Page 6-9	• LT-01 Page 6-28	Miscellaneous Standards
Accessory Structures	Sign Standards	• MC-01 Page 6-53
• AS-01 Page 6-10	• SI-01 Page 6-29	• MC-02 Page 6-53
• AS-06 Page 6-12	• SI-03 Page 6-30	• MC-03 Page 6-53
Fence and Wall Standards	• SI-08 Page 6-34	• MC-04 Page 6-53
• FW-02 Page 6-13	Parking Standards	• MC-05 Page 6-54
	• PK-01 Page 6-38	• MC-08 Page 6-54
	• PK-06 Page 6-39	

R-3 ZONING



R-3 ZONING



A New Set of Buildings for:

Twin Pines Self Storage

Yorktown, Indiana

2020