

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

**Petitioner Information**

- A. Petitioner Name: Compton Addy  
B. Petitioner Address: Rookwood Tower, Suite 390, 3805 Edwards Rd, Cincinnati, OH 45209  
C. Petitioner Phone: 513-758-1409

**Property Information**

- A. Property Address or Description of the Location: 8620 W Smith St, Yorktown IN  
B. Size of Subject Property: 2.05 acres  
C. Request to change from IS 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?

This 3 parcel site is to be combined and used for a Family Dollar.  
Two of the 3 parcels are zoned IS and needs be rezoned to match  
the third parcel (zoned C-1). This would be an extension of the  
C-1 zoning to our west and C-1 zoning exists to the south.

Parcels we are combining: 18-10-22-203-003.000-017 (C1)  
18-10-15-452-017.200-017 (IS)  
18-10-15-452-016.000-017 (IS)

- B. Please state how this request complies with the Yorktown Comprehensive Plan:  
The Yorktown Comprehensive Plan's future land use map on page 84 labels this area  
as institutional. However, in the center of this future land use area of institutional is  
the self storage project to our west. If we were granted rezoning to C-1 zoning, like the  
self storage project was granted, then that would complete the separation of C-1  
versus IS at the west property line of the self storage.

- C. Please attach the following additional information:
1. Legal Description
  2. Plot Plan
  3. Site Plan
  4. Building Elevations

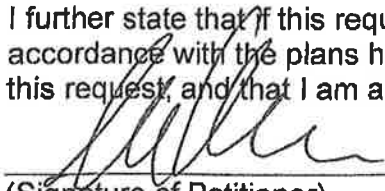
**RECEIVED**

OCT 3 2022

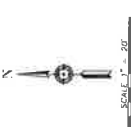
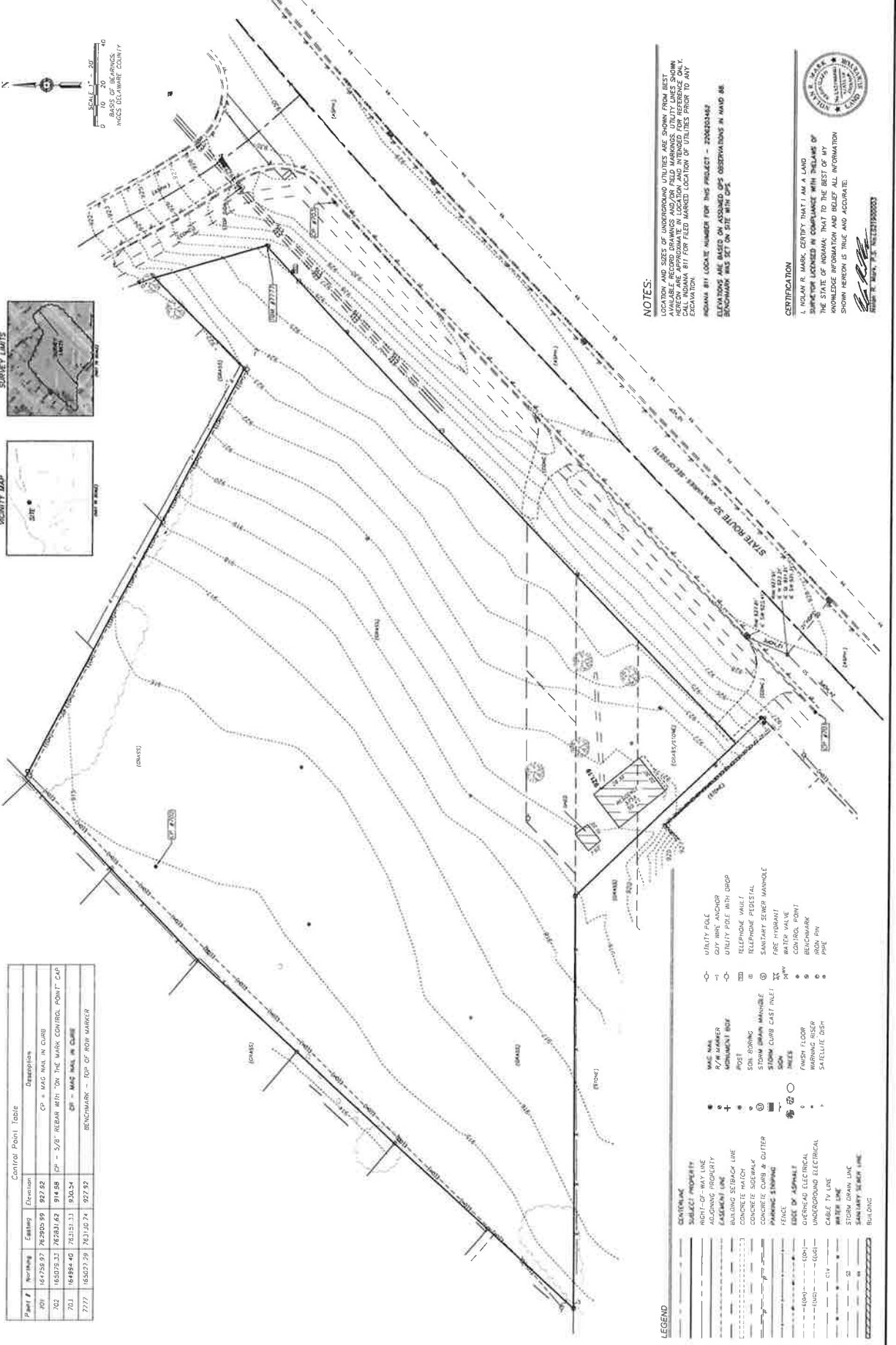
BUILDING COMMISSIONERS'  
OFFICE

**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.

  
\_\_\_\_\_  
(Signature of Petitioner)

Dated at \_\_\_\_\_, Indiana this 3 day of  
October, 20 22.



SCALE: 1" = 20'  
 BASIS OF BEHAVIOR  
 THIS SURVEYING  
 DEPARTMENT OF REVENUE  
 DELAWARE COUNTY

Control Point Table

Point #	Northing	Easting	Elevation	Description
701	164759.97	76290.99	927.82	CP = MAG NAIL IN CURB
702	165072.31	76281.62	914.58	CP = 5/8" REBAR WITH "ON THE MARK CONTROL POINT" CAP
703	164984.40	76315.11	930.24	CP = MAG NAIL IN CURB
777	165237.29	76310.74	927.92	BENCHMARK - TOP OF IRON MARKER

**NOTES:**  
 LOCATION AND SIZES OF UNDERGROUND UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORDS. FIELD SURVEYING HAS BEEN CONDUCTED TO VERIFY LOCATION AND SIZES OF UNDERGROUND UTILITIES ARE APPROXIMATE IN LOCATION AND SIZES FOR REFERENCE ONLY. CALL INDIANA 811 FOR FIELD MARKED LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION.  
 INDIANA 811 LOCATE NUMBER FOR THIS PROJECT - 2200223846  
 ELEVATIONS ARE BASED ON ASSUMED GPS OBSERVATIONS IN WADG 86 BENCHMARK AND SET ON SITE WITH GPS.

**CERTIFICATION**  
 I, NOLAN H. MARK, CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL INFORMATION SHOWN HEREON IS TRUE AND ACCURATE.  
 NOLAN H. MARK, P.E., LICENSE # 2200223846

**LEGEND**  
 CONVEYANCE  
 RIGHT-OF-WAY LINE  
 ADJOINING PROPERTY  
 EASEMENT LINE  
 BUILDING SETBACK LINE  
 CONCRETE HATCH  
 SOBRANK  
 CONCRETE & GUTTER  
 PARKING SIGNING  
 FENCE  
 EDGE OF ASPHALT  
 OVERHEAD ELECTRICAL  
 UNDERGROUND ELECTRICAL  
 CABLE TV LINE  
 WATER LINE  
 STORM DRAIN LINE  
 SANITARY SEWER LINE  
 BELONG

WAKE MARK  
 WIRE MARK  
 MONUMENT BOX  
 POST  
 SOIL BORING  
 STORM DRAIN MANHOLE  
 STORM CURB CAST INLET  
 SIGN  
 INCHES  
 FINISH FLOOR  
 WARNING RISER  
 SATELLITE DISH

UTILITY POLE  
 UTILITY POLE WITH DROP  
 TELEPHONE POLE FULL  
 TELEPHONE POLE TALL  
 SANITARY SEWER MANHOLE  
 FOST. W/INSUL. TOP  
 BRICK WALK  
 CONTROL POINT  
 BENCHMARK  
 IRON PIN  
 PIPE



