

Yorktown Planning Commission

FINDINGS OF FACT

PETITION NO. 2024-02 REZONE
SUBJECT PROPERTY: 10101 W SR 32, Yorktown, Indiana
Parcel ID 18-10-21-451-003.000-014
PETITIONER: Tyler Family Farms LLC. 906 North TK Way, Yorktown, Indiana

A hearing was held, pursuant to due notice regarding the above-mentioned application for rezoning, on the 6th day of November, 2024. 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 Petitioner, requesting a rezoning from R1 (Residential) to OC (Office Commercial).
2. There was no negative testimony given on behalf of any adjoining neighbors.
3. The Town Manager spoke on behalf of the petition and business, stating the tax benefits to the Town.
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. Office Commercial is a reasonable reuse for a structure previously occupied as a church; and
 - C. 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 with conditions this rezoning request.

Jason Gasaway, Plan Commission President