

Yorktown Planning Commission

FINDINGS OF FACT

PETITION NO. 2025-01 REZONE
SUBJECT PROPERTY: 5 acres on W. Kilgore Avenue, Yorktown, Indiana
Parcel ID 1014402004000
PETITIONER: TRG Development LLC
3225 S. Hoyt Ave., Muncie, IN 47302

A hearing was held, pursuant to due notice regarding the above-mentioned application for rezoning, on the 5th day of February, 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 a representative of the Petitioner, requesting a rezoning from R2 (Residential) and C1 (Commercial) to M3 (Multi-family Residential).
2. There was no negative testimony given on behalf of any adjoining neighbors.
3. The Town Manager submitted a letter on behalf of the petition and project, stating the tax and infrastructure benefits to the Town, as well as the minimal impact to school system.
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. High Density Multi-family is a reasonable use for this currently undeveloped land;
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 this rezoning request.

Jason Gasaway, Plan Commission President