

ORDINANCE NO. 2026- 06

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF AUSTIN, INDIANA, REZONING CERTAIN REAL ESTATE FROM AGRICULTURE AND R-1 TO PLANNED UNIT DEVELOPMENT (PUD)

WHEREAS, the City of Austin Redevelopment Commission (“Owner”) is the owner of certain real estate located on W. York Road, specifically identified as Parcel Nos. 72-04-01-500-021.000-003 and 72-04-01-900-020.000-003 , comprising approximately 295.147 acres; and

WHEREAS, Develop Austin LLC (“Applicant”) filed an application for a change in zoning (Case Number RZ-01-2026) to reclassify said real estate from its present zoning of Agriculture Zone and R-1 to a Planned Unit Development (PUD) known as "York Woods Crossing"; and

WHEREAS, the proposed "Development" includes an approximately 120-lot residential subdivision intended to provide mixed-density housing options to address the city's residential needs; and

WHEREAS, the Advisory Plan Commission of the City of Austin held a public hearing and, on April 18, 2026, certified a **favorable recommendation** to the Common Council for the adoption of said rezoning, subject to certain written commitments regarding site access; and

WHEREAS, the Common Council has paid reasonable regard to the City’s Comprehensive Plan, current conditions, the character of structures and uses in the district, the most desirable use for which the land is adapted, and the conservation of property values.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUSTIN, INDIANA:

SECTION 1. The Zoning Map of the City of Austin is hereby amended to rezone the real estate described in **Exhibit A** (the "Property") from Agriculture and R-1 to Planned Unit Development (PUD).

SECTION 2. COMMITMENTS. The approval of this PUD rezoning is expressly subject to the following condition as recommended by the Plan Commission:

- **Access Requirements:** The Developer shall commit to and complete the installation of additional egress and ingress points for the Development beyond those shown on the preliminary site plan to ensure adequate traffic flow and public safety.

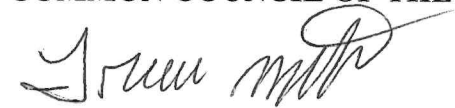
SECTION 3. The development and use of the Property shall further be subject to the standards and requirements set forth in the Austin Unified Development Ordinance (UDO) and the specific PUD District Ordinance standards associated with Case Number RZ-01-2026.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and adoption by the Common Council and any publication required by law.

PASSED AND ADOPTED by the Common Council of the City of Austin, Indiana, this

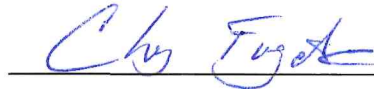
14 day of Apr. 1, 2026.

COMMON COUNCIL OF THE CITY OF AUSTIN, INDIANA



Trevor McIntosh, President

ATTEST:



City Clerk-Treasurer

APPROVED by me this 14 day of Apr. 1, 2026.



Mayor, City of Austin