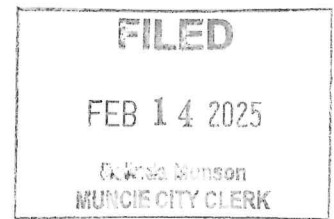


RESOLUTION NO. 3-25
RESOLUTION OF APPROVAL FOR THE
2024 CHANGES TO THE OFFICIAL ZONE MAPS
FOR THE CITY OF MUNCIE



WHEREAS, the City of Muncie Comprehensive Zoning Ordinance states that the Official Zone Maps for the City of Muncie, Indiana, shall be revised and updated annually to include the zone map changes adopted during each year; and

WHEREAS, the 2024 zone map changes have been incorporated into the Official Zone Maps for the City of Muncie, Indiana, and have been on display through the County's online G.I.S. map services and the Delaware-Muncie Metropolitan Plan Commission, Room 206, Delaware County Building; and

WHEREAS, said Ordinance further states that the annual zone map changes shall be submitted to the Delaware-Muncie Metropolitan Plan Commission for its approval; and

WHEREAS, a listing for the 2024 zone map changes are herein presented and submitted to the Delaware-Muncie Metropolitan Plan Commission as shown in exhibit A; and

WHEREAS, the said Official Zone Maps were supplemented to include the zone map changes for 2024;

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA, AS FOLLOWS:

Section 1 That the 2024 Official Zone Map changes are hereby endorsed and incorporated as part of the Official Zone Maps for the City of Muncie, Indiana.

Section 2 That this resolution shall be in full force and effect from and after its passage by the Common Council of the City of Muncie, Indiana this 6 day of February 2025.

	YEAS	NAYS	ABSTAIN	ABSENT
Dale Basham	✓			
Jerry Dishman	✓			
Brandon Garrett	✓			
Jeff Green	✓			
Sara Gullion	✓			
William McIntosh Sr.	✓			
Harold Mason Jr.	✓			
Nora Powell	✓			
Ro Selvey	✓			

Passed by the Common Council of the City of Muncie, Indiana, this 3rd day of March, 2025.

Harold Mason
President of the Common Council
City of Muncie, Indiana

Presented by me to the Mayor for his approval this 3 day of March, 2025.

Belinda Munson
Belinda Munson, City Clerk
City of Muncie, Indiana

The above ordinance approved (vetoed) by me this 4 day of March, 2025.

Dan Ridenour
Dan Ridenour, Mayor of the City of Muncie,
Indiana

ATTEST:
Belinda Munson
Belinda Munson, City Clerk of Muncie, Indiana

This ordinance is proposed by:

Jerry Dishman
City Council Member

This ordinance is approved in form by:

John Wade Hammett
Corporate Counsel

**REPORT TO THE COMMON COUNCIL
OF THE CITY OF MUNCIE, INDIANA**



February 7th, 2025

To the Honorable:

Common Council of the City of Muncie, Indiana

Dear Council Members:

In accordance with the provisions of the City of Muncie Comprehensive Zoning Ordinance, Article XI, Section 3, Subsection E, the Delaware-Muncie Metropolitan Plan Commission hereby submits to you copies of portions of the Official Zone Maps for the City of Muncie, Indiana, showing the location of all zoning changes acted upon by the Plan Commission and adopted by the Common Council of the City of Muncie, Indiana, during the year of 2024; a listing of such changes is attached herein as Exhibit A.

The Plan Commission approved the Official Zone Maps for the City of Muncie, Indiana, as updated to reflect the 2024 Official Zone Maps for the City of Muncie, Indiana on the 6th day of February, 2025 by a vote of 8 yeas and 0 nays; 1 absent.

Dated this 7th day of February, 2025.

**DELAWARE-MUNCIE METROPOLITAN
PLAN COMMISSION**

By:

A handwritten signature in black ink, appearing to read "Chris Smith".

Chris Smith, President

A handwritten signature in black ink, appearing to read "Kylee Swackhamer".

Kylee Swackhamer, Secretary

RESOLUTION NO. 2025-_____

**RESOLUTION OF APPROVAL FOR THE
2024 CHANGES TO THE OFFICIAL ZONE MAPS
FOR THE CITY OF MUNCIE**

WHEREAS, the City of Muncie Comprehensive Zoning Ordinance states that the Official Zone Maps for the City of Muncie, Indiana, shall be revised and updated annually to include the zone map changes adopted during each year; and

WHEREAS, the 2024 zone map changes have been incorporated into the Official Zone Maps for the City of Muncie, Indiana, and have been on display through the County's online G.I.S. map services and the Delaware-Muncie Metropolitan Plan Commission, Room 206, Delaware County Building; and

WHEREAS, said Ordinance further states that the annual zone map changes shall be submitted to the Delaware-Muncie Metropolitan Plan Commission for its approval; and

WHEREAS, a listing for the 2024 zone map changes are herein presented and submitted to the Delaware-Muncie Metropolitan Plan Commission as shown in exhibit A; and

WHEREAS, the said Official Zone Maps were supplemented to include the zone map changes for 2024;

NOW, THEREFORE, BE IT RESOLVED, that the Delaware-Muncie Metropolitan Plan Commission finds the Official Zone Map Changes for the City of Muncie, Indiana for the year 2024 to be correct and approved as presented.

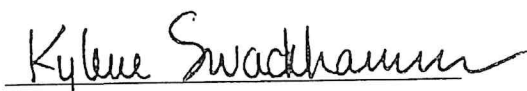
Dated this 16 day of February, 2025.

DELAWARE-MUNCIE METROPLITAN
PLAN COMMISSION



President

ATTEST:



Secretary

EXHIBIT A

CITY OF MUNCIE REZONING CASES APPROVED FOR 2024

MPC 04-24Z	FREEDOM ACRES LLC
ADDRESS:	2800 W. MEMORIAL DR.
SIDWELL #:	11-17-351-005-000
TOWNSHIP:	CENTER
REQUEST:	A CHANGE IN ZONING FROM F FARM ZONE AND II INTENSE INDUSTRIAL ZONE TO THE MHR MOBILE HOME RESIDENCE ZONE
MPC ACTION:	FAVORABLE RECOMMENDATION (6-0)
DATE:	MAY 2, 2024
CITY COUNCIL ACTION/DATE:	ADOPTED ON AUGUST 5, 2024 (9-0)
MPC 05-24Z	CARDINAL PROPERTIES INC.
ADDRESS:	300, 301, & 308 N. DILL ST.
SIDWELL #:	11-09-352-006-000, 11-09-351-012-000, & 11-09-352-005-000
TOWNSHIP:	CENTER
REQUEST:	A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE R-5 RESIDENCE ZONE
MPC ACTION:	FAVORABLE RECOMMENDATION (7-0)
DATE:	JUNE 6, 2024
CITY COUNCIL ACTION/DATE:	JULY 1, 2024 (9-0)
MPC 07-24Z	MUNCIE MINISTRIES INC.
ADDRESS:	1300 S. LIBERTY ST.
SIDWELL #:	11-16-434-003-000
TOWNSHIP:	CENTER
REQUEST:	A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE BC COMMUNITY BUSINESS ZONE
MPC ACTION:	FAVORABLE RECOMMENDATION (6-0-1)
DATE:	JUNE 6, 2024
CITY COUNCIL ACTION/DATE:	ADOPTED ON AUGUST 5, 2024 (9-0)

MPC 08-24Z
ADDRESS: GHARKEY PARK LLC
LOT 1 & 2 FORMERLY KNOWN AS 2101 S. GHARKEY ST. AND 2105 S.
GHARKEY ST., 703-711 W. 15TH ST., AND THE LOT THAT WAS
FORMERLY KNOWN AS 801 W. 15TH ST.
SIDWELL #: 11-21-203-007-000, 11-21-203-008-000, 11-21-203-010-000, &
11-21-204-006-000
TOWNSHIP: CENTER
REQUEST: A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE
MHR MOBILE HOME RESIDENCE ZONE
MPC ACTION: FAVORABLE RECOMMENDATION (8-0)
DATE: AUGUST 1, 2024
CITY COUNCIL
ACTION/DATE: ADOPTED ON NOVEMBER 4, 2024 (9-0)

MPC 09-24Z
ADDRESS: FULL GOSPEL TEMPLE INC.
212 W. 7TH ST.
SIDWELL #: 11-16-436-001-000 & 11-16-436-006-000
TOWNSHIP: CENTER
REQUEST: A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE
BV VARIETY BUSINESS ZONE
MPC ACTION: FAVORABLE RECOMMENDATION (8-0)
DATE: AUGUST 1, 2024
CITY COUNCIL
ACTION/DATE: ADOPTED ON OCTOBER 7, 2024 (8-0)

MPC 12-24Z
ADDRESS: LEHMANS OF MUNCIE INC.
805, 813, 901, & 905 W. 13TH ST.
SIDWELL #: 11-21-202-007-000, 11-21-202-005-000, 11-21-202-004-000, &
11-21-202-003-000
TOWNSHIP: CENTER
REQUEST: A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE
BV VARIETY BUSINESS ZONE
MPC ACTION: FAVORABLE RECOMMENDATION (7-0)
DATE: OCTOBER 3, 2024
CITY COUNCIL
ACTION/DATE: ADOPTED ON NOVEMBER 4, 2024 (9-0)



MPC 04-24Z Freedom Acres LLC
Rezoning from F Farm Zone and II Intense Industrial Zone
to MHR Mobile Home Residence Zone

Li
Bu

130.5

130.5

1

50

2

4

50

3

Res
Zi

5

50

50

6

351

352

MPC 05-24Z Cardinal Properties INC
Rezoning Lots 10, 11, & 12 from the
R-4 Residence Zone to the R-5 Residence Zone

10

8

50

MARTIN'S ADD

7

9

9

50

50

10

zone 5

12

50

50

11

130.5

GILBERT ST

130.5

130.5

1

05

Resic
zone

130.5

2

50

Resid
zon

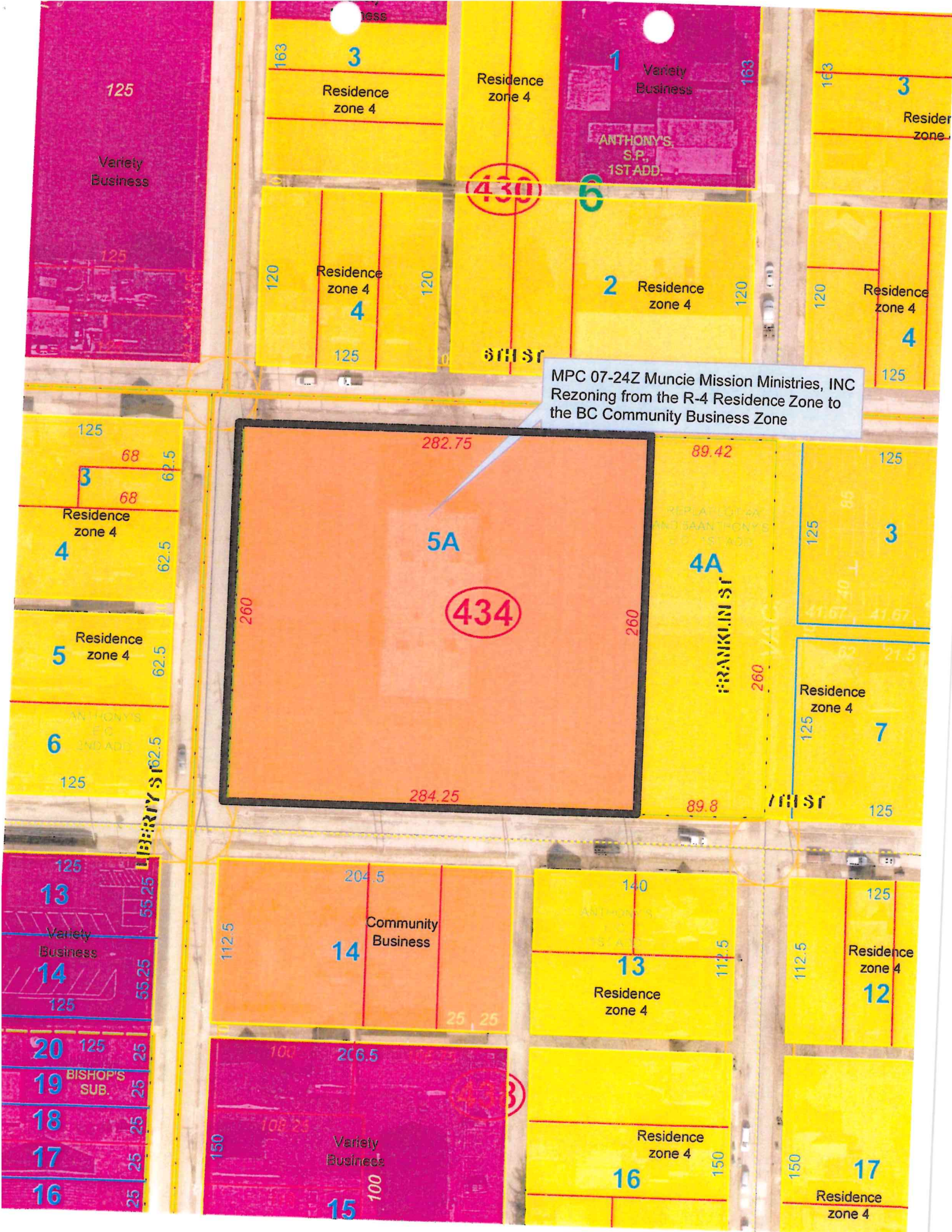
4

50

50

3

ence
e 5



MPC 07-24Z Muncie Mission Ministries, INC
Rezoning from the R-4 Residence Zone to
the BC Community Business Zone

5A

434

FRANKLIN ST

LIBERTY ST

Residence zone 4

Residence zone 4

Variety Business

Residence zone 4

Variety Business

Residence zone 4

Residence zone 4

Residence zone 4

Residence zone 4

Residence zone 4

Residence zone 4

Community Business

Residence zone 4

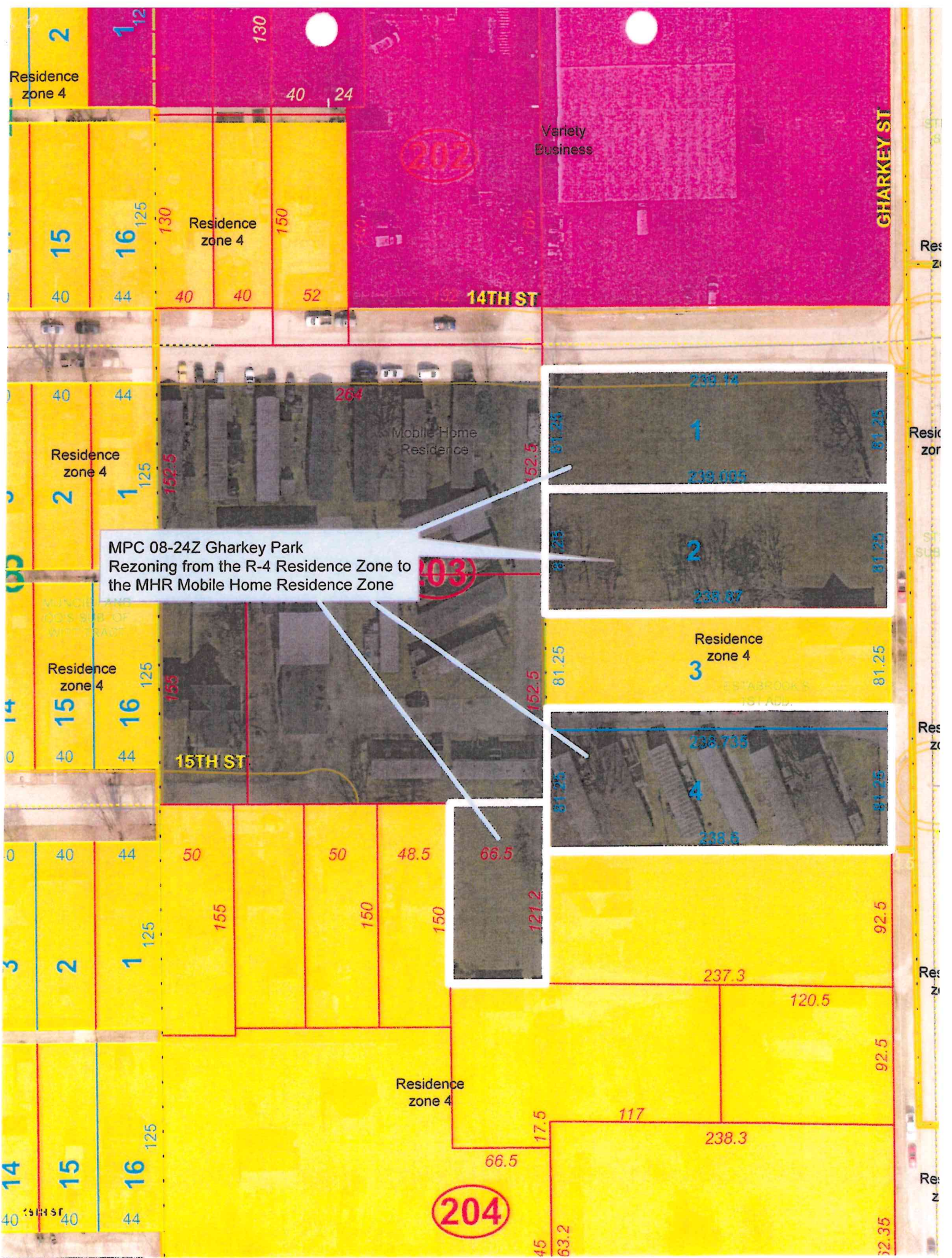
Residence zone 4

Residence zone 4

Residence zone 4

Variety Business

Variety Business

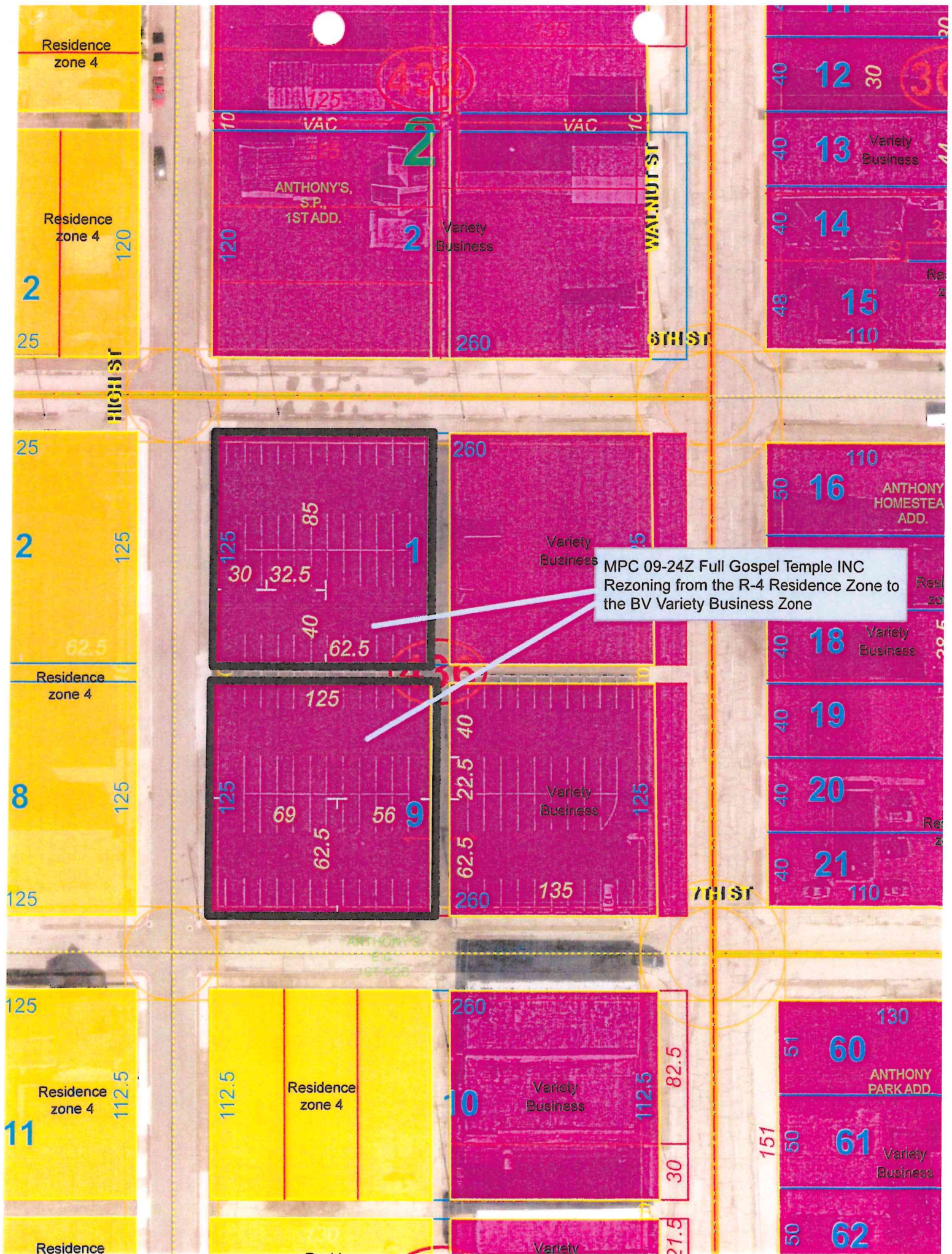


MPC 08-24Z Gharkey Park
Rezoning from the R-4 Residence Zone to
the MHR Mobile Home Residence Zone

204

202

203



Residence zone 4

Residence zone 4

MEMORIAL

MEMORIAL DR

Variety Business

DEED GAP / ALLEY PER DEEDS

HARRINGTON, MEREDITH & GOUGH'S ADD.

MPC 12-24Z Lehmans of Muncie INC
Rezoning from the R-4 Residence Zone to the BV Variety Business Zone
This includes the black outlined parcels

13TH ST

Residence zone 4

Variety Business

CHARKEY ST

Residence zone 4

14TH ST

Residence zone 4

Mobile Home Residence

Residence zone 4

