

RESOLUTION NO. 1-20

RESOLUTION OF APPROVAL FOR THE  
2025 CHANGES TO THE OFFICIAL ZONE MAPS  
FOR THE CITY OF MUNCIE

FILED
JAN 20 2026
Belinda Munson MUNCIE CITY CLERK

**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 2025 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 2025 zone map changes have been 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 2025;

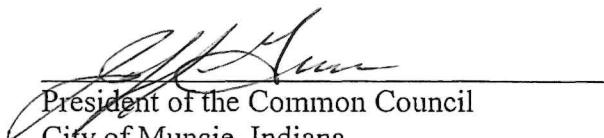
**NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA, AS FOLLOWS:**

Section 1      That the 2025 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 \_\_\_\_ day of \_\_\_\_\_ 2026.

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

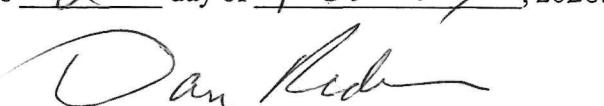
Passed by the Common Council of the City of Muncie, Indiana, this 2 day of February, 2026.

  
President of the Common Council  
City of Muncie, Indiana

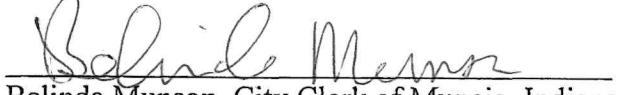
Presented by me to the Mayor for his approval this 2 day of February, 2026.

  
Belinda Munson, City Clerk  
City of Muncie, Indiana

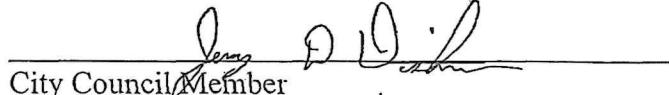
The above ordinance approved (vetoed) by me this 2<sup>nd</sup> day of February, 2026.

  
Dan Ridenour, Mayor of the City of Muncie,  
Indiana

ATTEST:

  
Belinda Munson, City Clerk of Muncie, Indiana

This ordinance is proposed by:

  
Jerry Dishman  
City Council Member

This ordinance is approved in form by:

  
Corporate Counsel

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

January 9<sup>th</sup>, 2026

**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 2025; a listing of such changes is attached herein as Exhibit A.

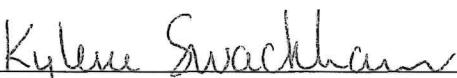
The Plan Commission provided a favorable recommendation for the Official Zone Maps for the City of Muncie, Indiana, as updated to reflect the 2025 Official Zone Maps for the City of Muncie, Indiana on the 8th day of January, 2026, by a vote of 7 yeas and 0 nays; 2 absent.

Dated this 9<sup>th</sup> day of January, 2026.

**DELAWARE-MUNCIE METROPOLITAN  
PLAN COMMISSION**

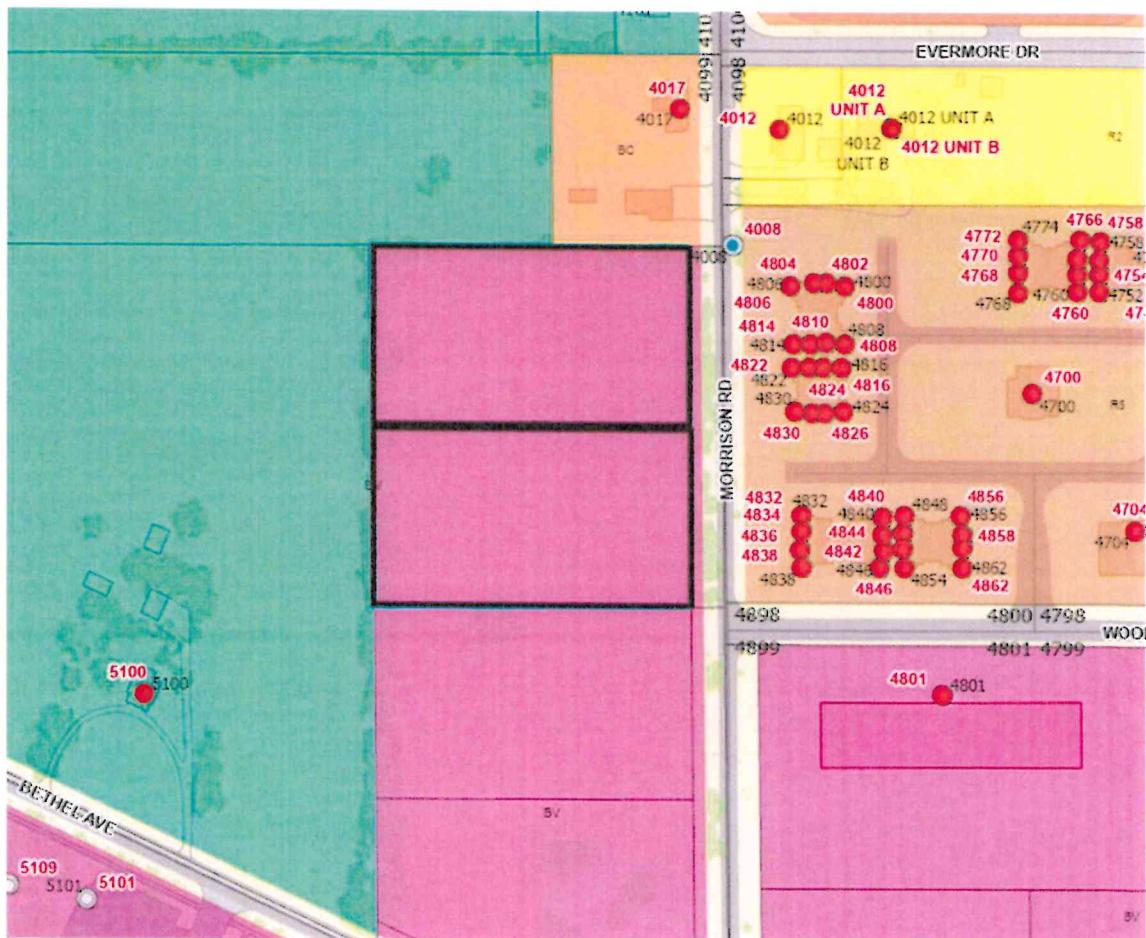
By:

  
\_\_\_\_\_  
Chris Smith, President

  
\_\_\_\_\_  
Kylene Swackhamer, Secretary

**CITY OF MUNCIE REZONING  
CASES APPROVED FOR 2025  
EXHIBIT A**

**MPC 13-24Z**      **V. JEANINE SOUDERS REVOCABLE TRUST**  
**\*ADDRESS:**      4000 BLK N MORRISON RD  
**\*SIDWELL #:**      PREVIOUSLY 06-36-426-007-000 & 06-36-426-009-000  
                          CURRENT 06-36-426-016-000 & 06-36-426-017-000  
**TOWNSHIP:**      HARRISON  
**REQUEST:**      A CHANGE IN ZONING FROM R-5 RESIDENCE ZONE TO THE  
                          BV VARIETY BUSINESS ZONE  
**MPC ACTION:**      FAVORABLE RECOMMENDATION (5-0)  
**DATE:**      NOVEMBER 7, 2024  
**CITY COUNCIL**  
**ACTION/DATE:**      ADOPTED ON JANUARY 6, 2025 (9-0)



**\*MPC 02-25Z** **EAST CENTRAL INDIANA PLANNING DISTRICT (ECI)**  
**\*ADDRESS:** NORTHWEST CORNER OF W MEMORIAL & S SAMPSON AVE  
**SIDWELL #:** 11-16-358-022-000  
**TOWNSHIP:** CENTER  
**REQUEST:** A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE BC COMMUNITY BUSINESS ZONE  
**MPC ACTION:** FAVORABLE RECOMMENDATION (7-0)  
**DATE:** JANUARY 9, 2025  
**CITY COUNCIL**  
**ACTION/DATE:** ADOPTED ON MARCH 3, 2025 (9-0)



**MPC 03-25Z**

**MARY PHILLIPS, CALVIN CARROLL, & AMY SPANGLER**

**ADDRESS:**

**2524 S MACEDONIA AVE**

**SIDWELL #:**

**11-23-153-036-000**

**TOWNSHIP:**

**CENTER**

**REQUEST:**

**A CHANGE IN ZONING FROM BV VARIETY BUSINESS ZONE TO THE R-3 RESIDENCE ZONE**

**MPC ACTION:**

**FAVORABLE RECOMMENDATION (8-0)**

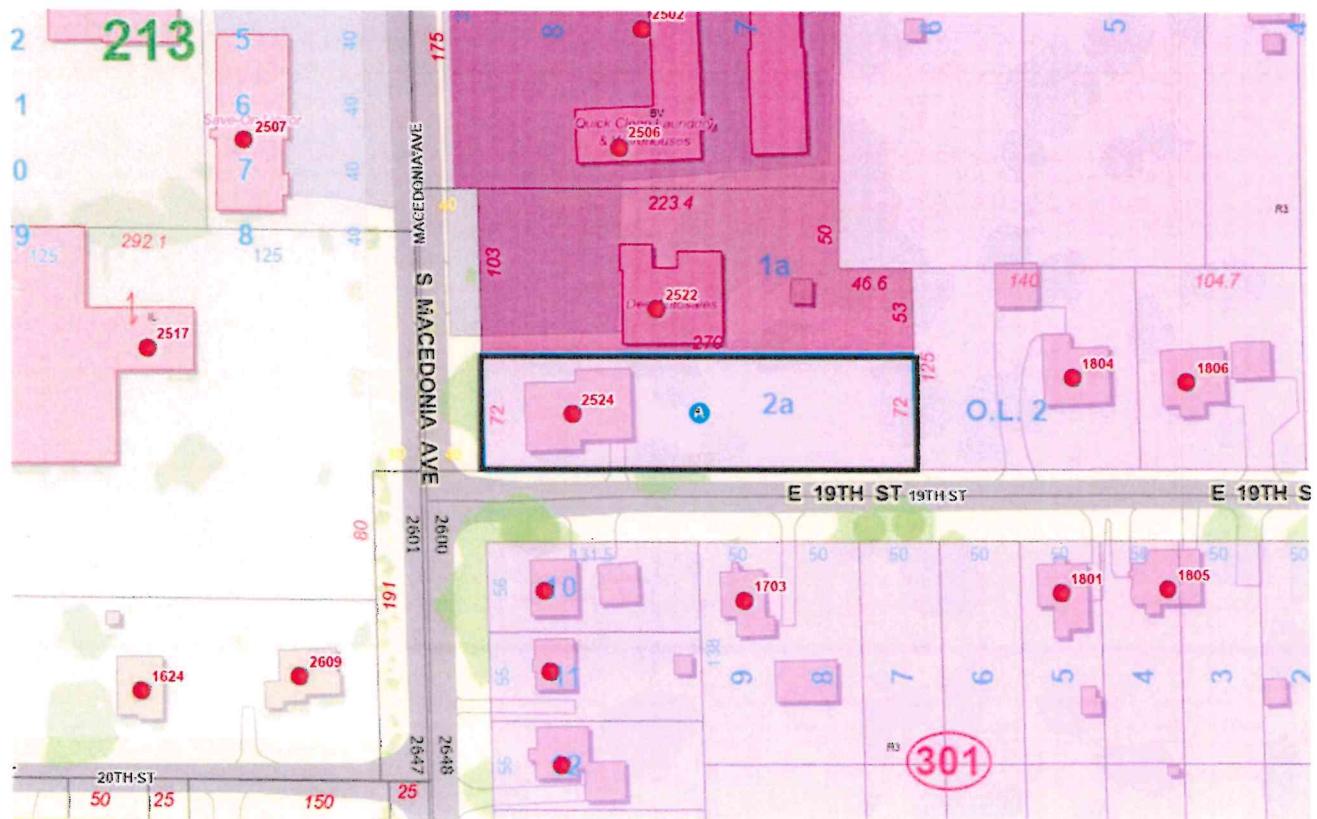
**DATE:**

**FEBRUARY 6, 2025**

**CITY COUNCIL**

**ACTION/DATE:**

**ADOPTED ON MARCH 3, 2025 (9-0)**



**MPC 04-25Z**

**MICHAEL LUNSFORD**

**ADDRESS:**

2810 W ETHEL AVE

**SIDWELL #:**

11-17-153-012-000

**TOWNSHIP:**

CENTER

**REQUEST:**

A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE BV  
VARIETY BUSINESS ZONE

**MPC ACTION:**

FAVORABLE RECOMMENDATION (8-0)

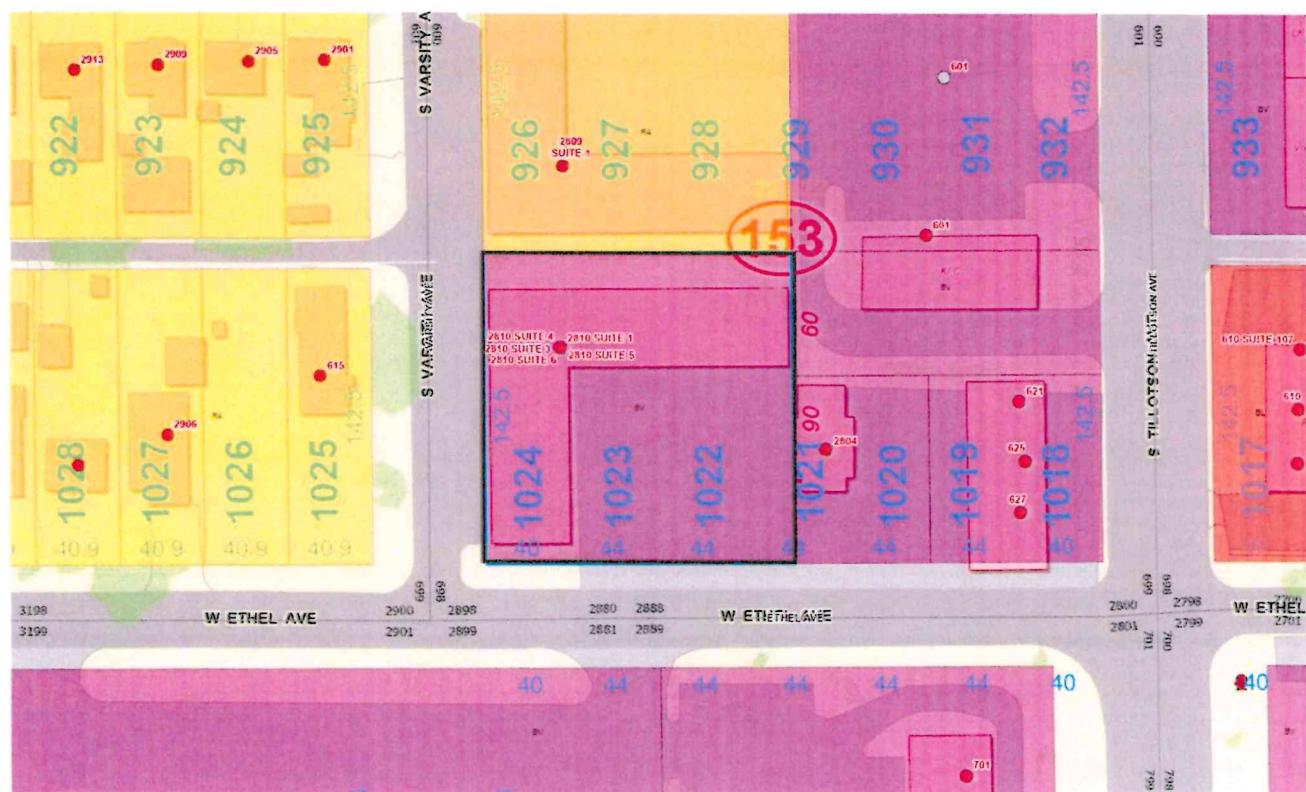
**DATE:**

FEBRUARY 6, 2025

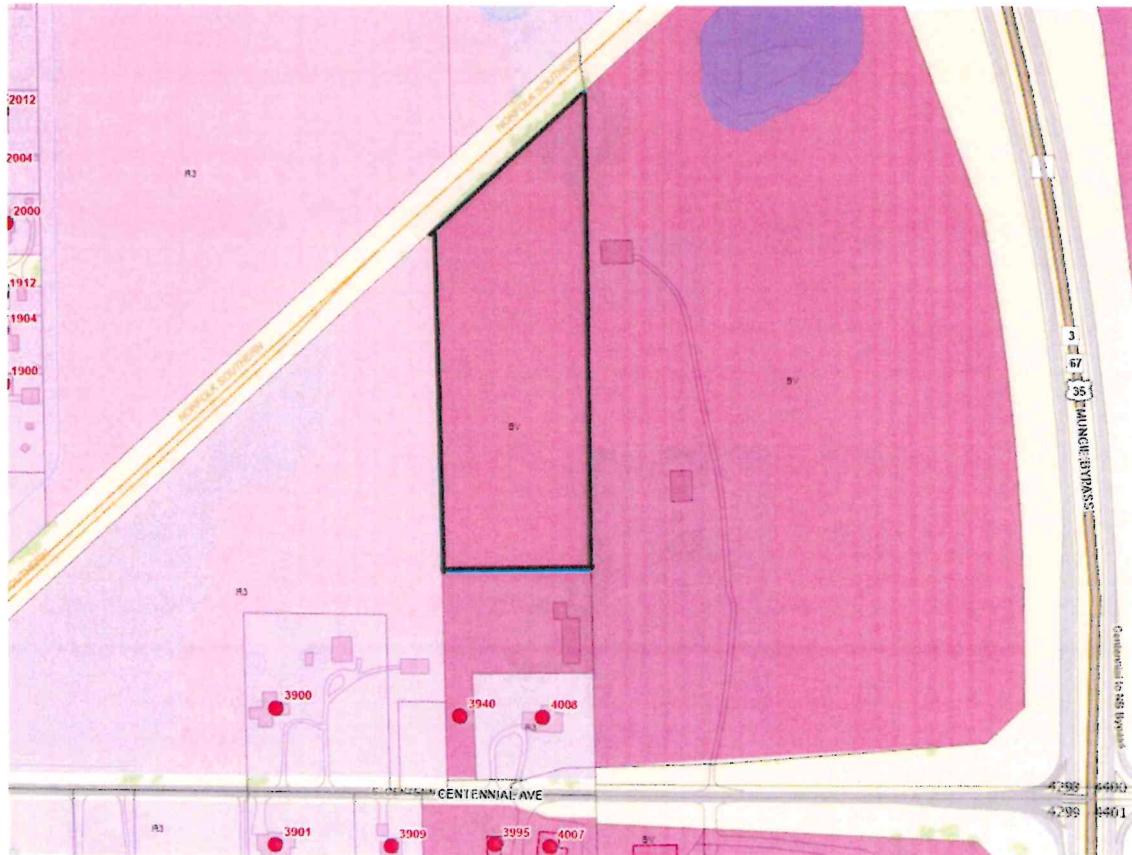
**CITY COUNCIL**

**ACTION/DATE:**

ADOPTED ON APRIL 7, 2025 (9-0)



**MPC 05-25Z** **DRAKE PROPERTIES/DONNA DRAKE**  
**ADDRESS:** 3700 BLK E CENTENNIAL AVE  
**SIDWELL #:** 11-01-379-007-000  
**TOWNSHIP:** CENTER  
**REQUEST:** A CHANGE IN ZONING FROM R-3 RESIDENCE ZONE TO THE BV  
VARIETY BUSINESS ZONE  
**MPC ACTION:** FAVORABLE RECOMMENDATION (7-1)  
**DATE:** FEBRUARY 6, 2025  
**CITY COUNCIL**  
**ACTION/DATE:** ADOPTED ON MARCH 3, 2025 (9-0)



**MPC 06-25Z**

**WHITELY COMMUNITY COUNCIL/KEN HUDSON**

**ADDRESS:**

1300 BLK E CENTENNIAL AVE

**SIDWELL #:**

11-03-486-007-000

**TOWNSHIP:**

CENTER

**REQUEST:**

A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE BV  
VARIETY BUSINESS ZONE

**MPC ACTION:**

FAVORABLE RECOMMENDATION (7-0)

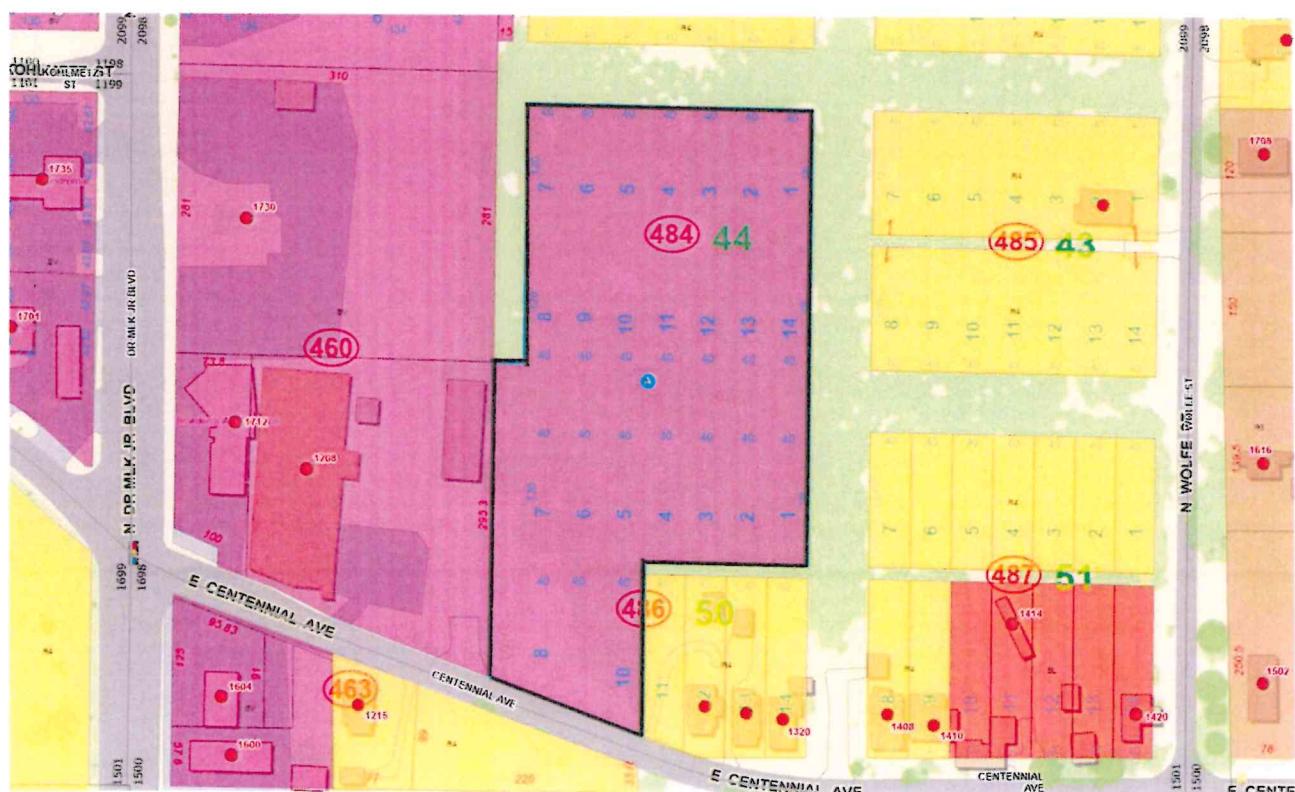
**DATE:**

MARCH 6, 2025

**CITY COUNCIL**

**ACTION/DATE:**

ADOPTED ON APRIL 7, 2025 (9-0)



**MPC 08-25Z**

**NET LEASE PROPERTIES**

**\*ADDRESS:**

3300 N MILTON ST

**SIDWELL #:**

07-33-460-023-000

**TOWNSHIP:**

CENTER

**REQUEST:**

A CHANGE IN ZONING FROM R-3 RESIDENCE ZONE TO THE BV  
VARIETY BUSINESS ZONE

**MPC ACTION:**

FAVORABLE RECOMMENDATION (7-1)

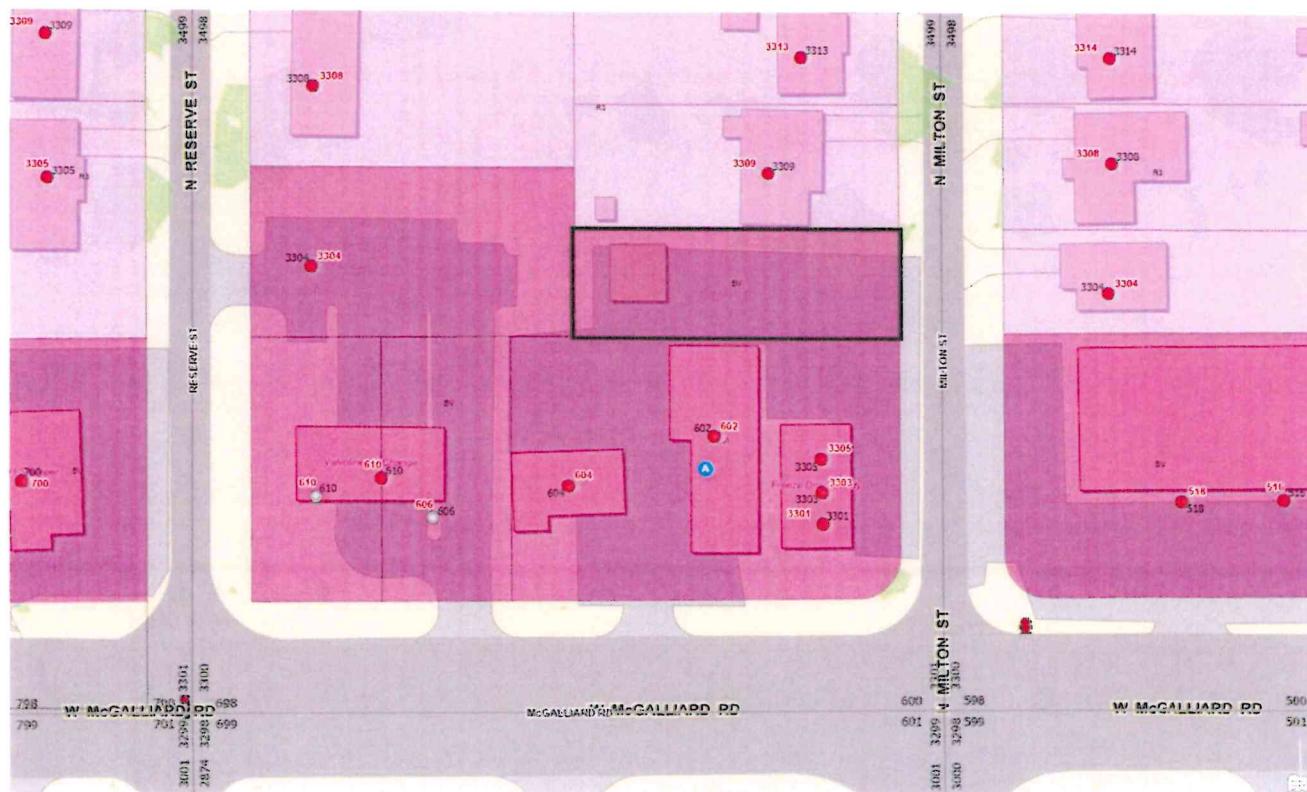
**DATE:**

MARCH 6, 2025

**CITY COUNCIL**

**ACTION/DATE:**

ADOPTED ON MAY 7, 2025 (9-0)



MPC 11-25Z

## ROBERT HUDDLESTON

**\*ADDRESS:** 2611 & 2619 W ETHEL AVE AND 700 BLK S MANNING AVE,  
INCLUDING VACATED ALLEY

**SIDWELL #:** 11-17-180-001-000, 11-17-180-003-000, & 11-17-180-007-000

**TOWNSHIP:** CENTER

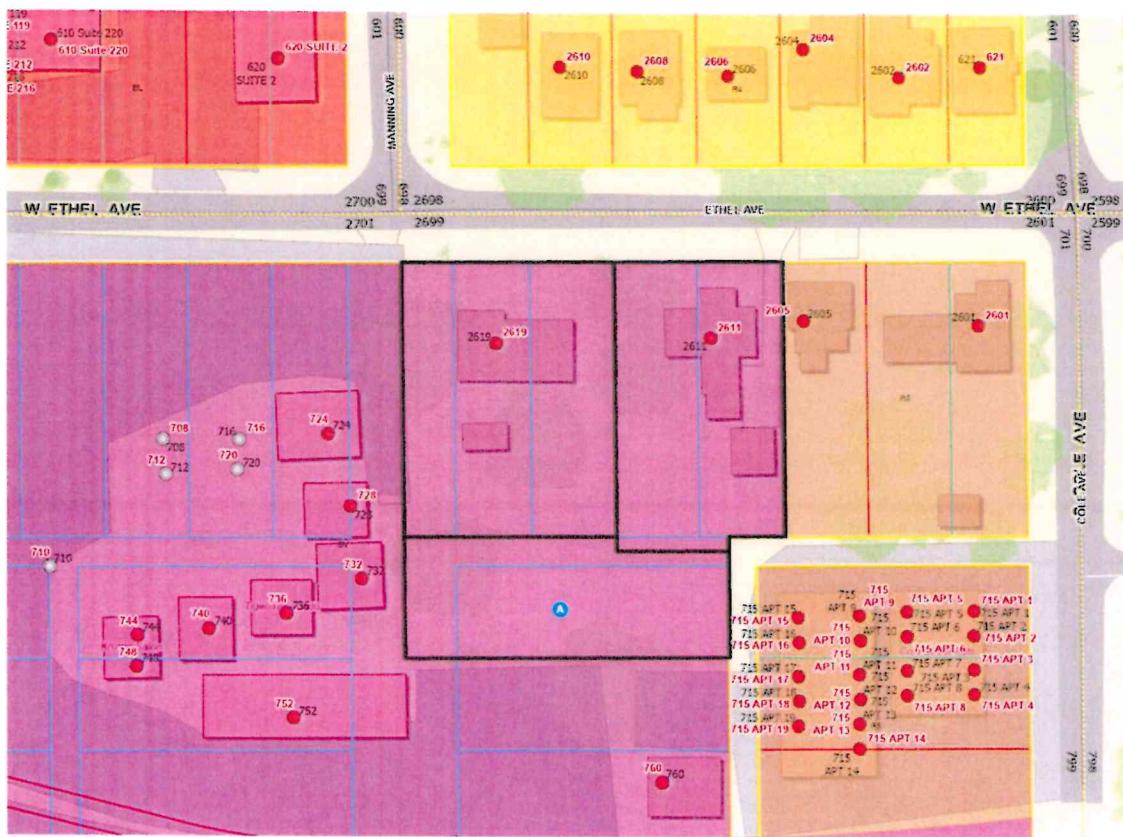
**REQUEST: A CHANGE IN ZONING FROM R-5 RESIDENCE ZONE TO THE BV  
VARIETY BUSINESS ZONE**

**MPC ACTION: FAVORABLE RECOMMENDATION (9-0)**

**DATE:** JUNE 5, 2025

## CITY COUNCIL

**ACTION/DATE:** ADOPTED ON AUGUST 4, 2025 (9-0)



**MPC 12-25Z**

**JAMES DAUGHTERY**

**ADDRESS:**

2700 BLK N BENTON RD

**SIDWELL #:**

10-01-252-004-000

**TOWNSHIP:**

MT. PLEASANT

**REQUEST:**

A CHANGE IN ZONING FROM R-1 RESIDENCE ZONE TO THE R-5 RESIDENCE ZONE

**MPC ACTION:**

FAVORABLE RECOMMENDATION (9-0)

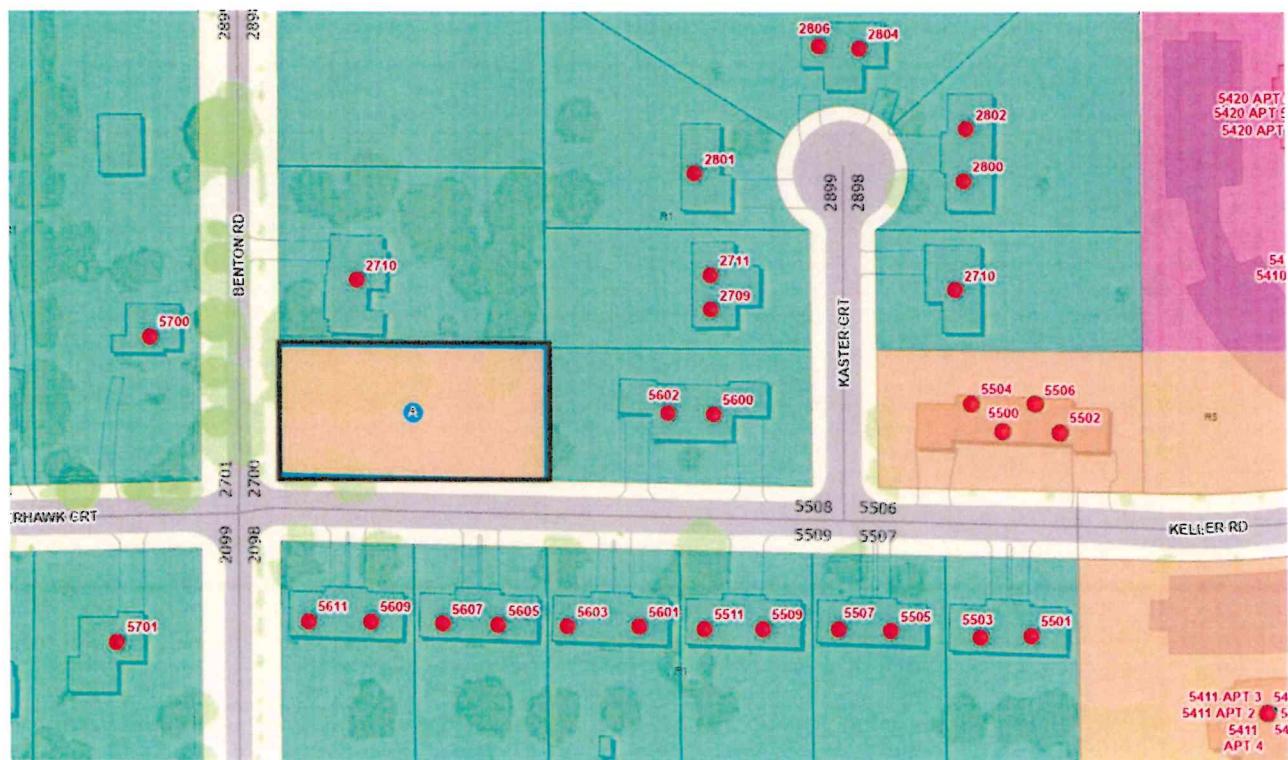
**DATE:**

JUNE 5, 2025

**CITY COUNCIL**

**ACTION/DATE:**

ADOPTED ON AUGUST 4, 2025 (9-0)



**MPC 14-25Z**      **BENJAMIN & BELINDA HUGHES**

**ADDRESS:**      1600 N WHEELING AVE

**SIDWELL #:**      11-04-455-009-000

**TOWNSHIP:**      CENTER

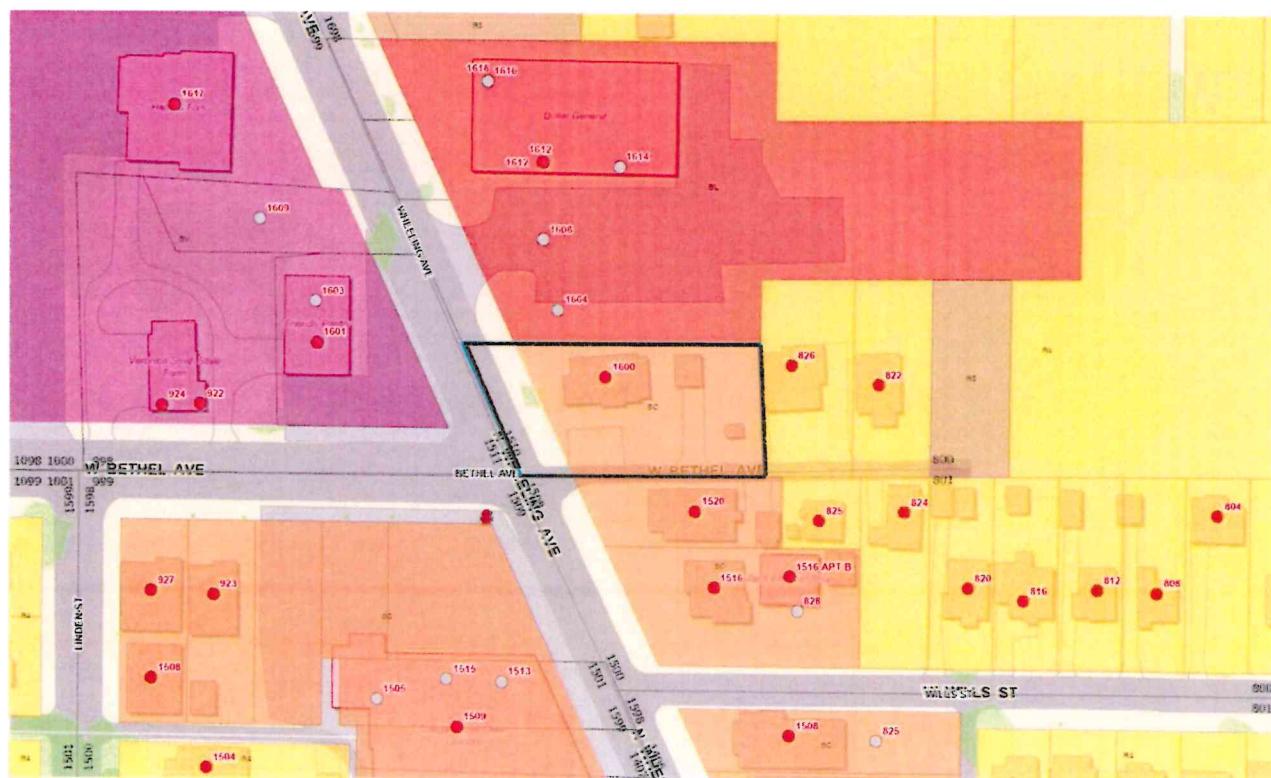
**REQUEST:**      A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE BC  
COMMUNITY BUSINESS ZONE

**MPC ACTION:**      FAVORABLE RECOMMENDATION (7-0)

**DATE:**      AUGUST 7, 2025

**CITY COUNCIL**

**ACTION/DATE:**      ADOPTED ON OCTOBER 6, 2025 (9-0)





**MPC 16-25Z**

**PETER LINWOOD BROWN**

**ADDRESS:**

100 N HODSON ST

**SIDWELL #:**

11-11-460-007-000

**TOWNSHIP:**

CENTER

**REQUEST:**

A CHANGE IN ZONING FROM SPLIT ZONING OF R-3/R-4 RESIDENCE ZONES TO SOLELY THE R-3 RESIDENCE ZONE

**MPC ACTION:**

FAVORABLE RECOMMENDATION (6-0)

**DATE:**

OCTOBER 8, 2025

**CITY COUNCIL**

**ACTION/DATE:**

ADOPTED ON DECEMBER 1, 2025 (9-0)

