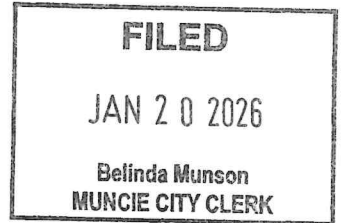


RESOLUTION NO. 1-26

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



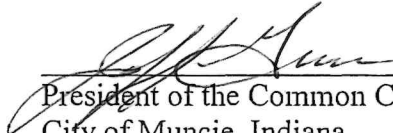
- WHEREAS,** the City of Muncie Comprehensive Zoning Ordinance states that the Official Zone Maps for the City of Muncie, Indiana, shall be revised and updated annually to include the zone map changes adopted during each year; and
- WHEREAS,** the 2025 zone map changes have been incorporated into the 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

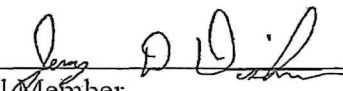
The above ordinance approved (vetoed) by me this 2nd day of February, 2026.


 Dan Ridenour, Mayor of the City of Muncie,
 Indiana

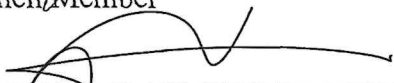
ATTEST:


 Belinda Munson, City Clerk of Muncie, Indiana

This ordinance is proposed by:


 City Council Member

This ordinance is approved in form by:


 Corporate Counsel

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

January 9th, 2026

To the Honorable:

Common Council of the City of Muncie, Indiana

Dear Council Members:

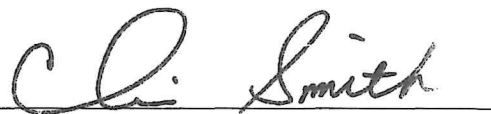
In accordance with the provisions of the City of Muncie Comprehensive Zoning Ordinance, Article XI, Section 3, Subsection E, the Delaware-Muncie Metropolitan Plan Commission hereby submits to you copies of portions of the Official Zone Maps for the City of Muncie, Indiana, showing the location of all 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 9th day of January, 2026.

**DELAWARE-MUNCIE METROPOLITAN
PLAN COMMISSION**

By:

A handwritten signature in cursive script, appearing to read "Chris Smith", written over a horizontal line.

Chris Smith, President

A handwritten signature in cursive script, appearing to read "Kylee Swackhamer", written over a horizontal line.

Kylee 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

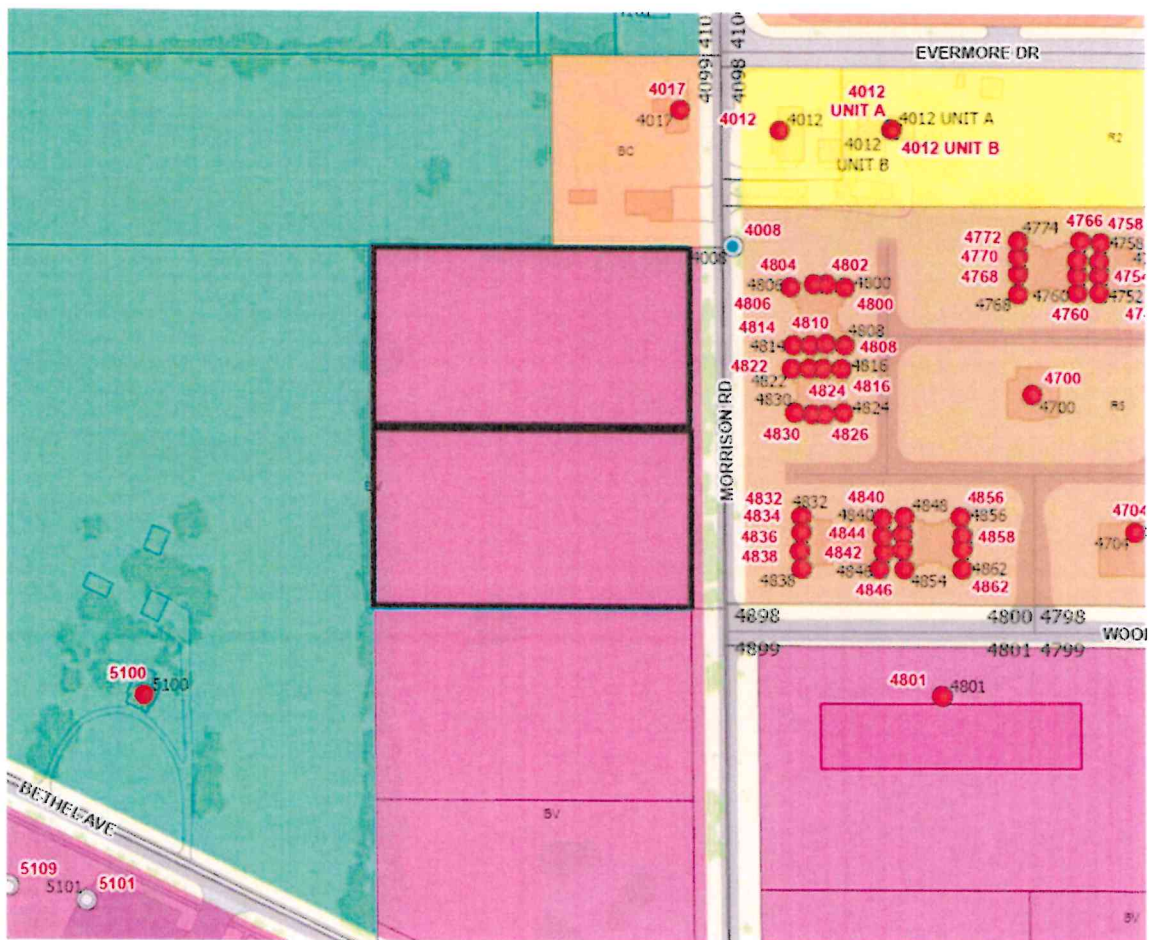
REQUEST: A CHANGE IN ZONING FROM R-5 RESIDENCE ZONE TO THE
BV VARIETY BUSINESS ZONE

MPC ACTION: FAVORABLE RECOMMENDATION (5-0)

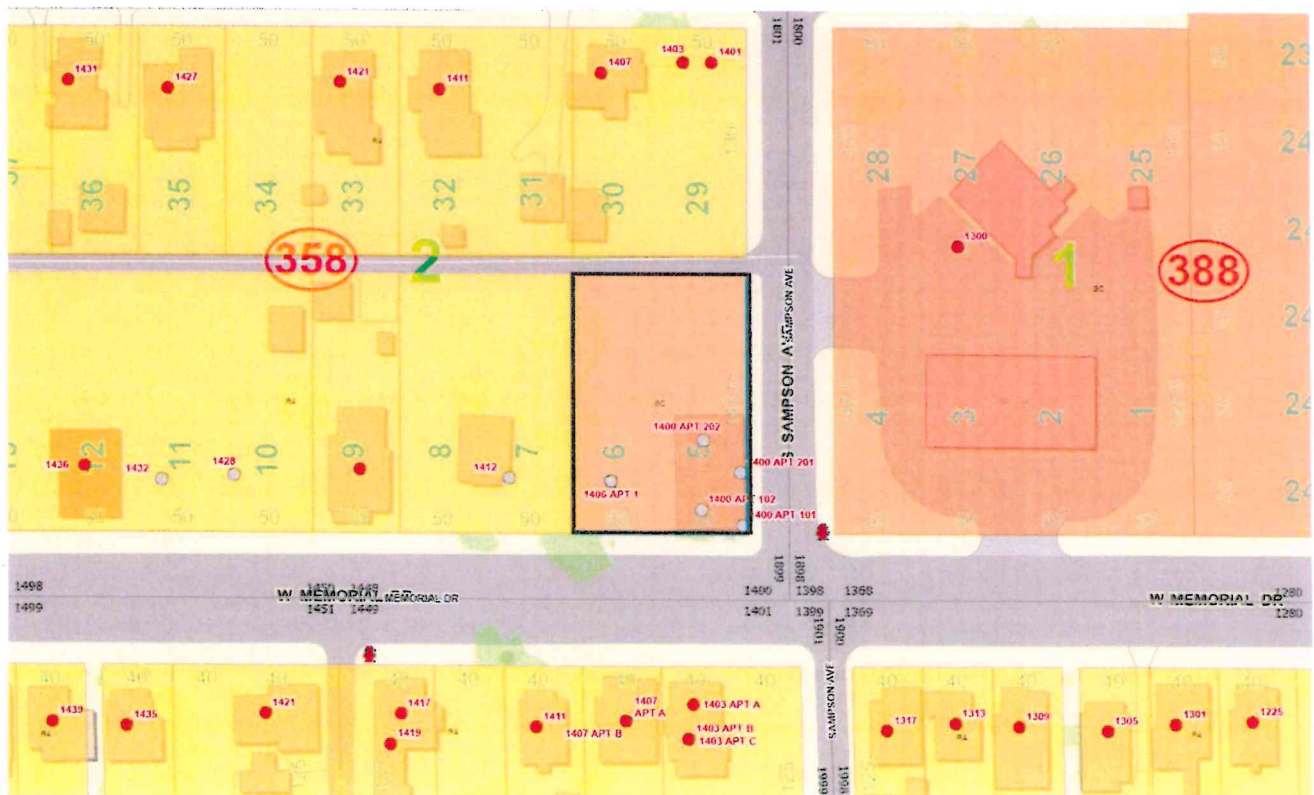
DATE: NOVEMBER 7, 2024

CITY COUNCIL

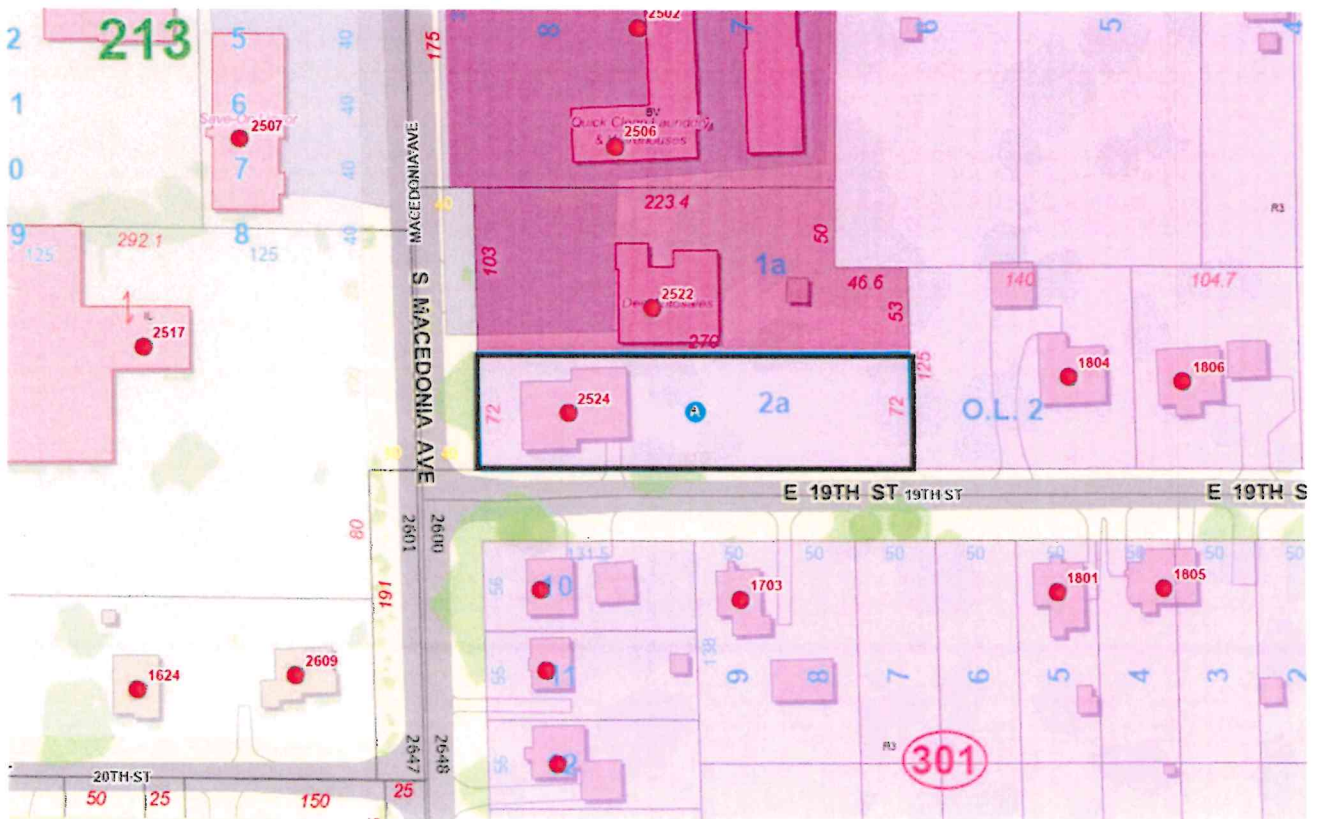
ACTION/DATE: ADOPTED ON JANUARY 6, 2025 (9-0)



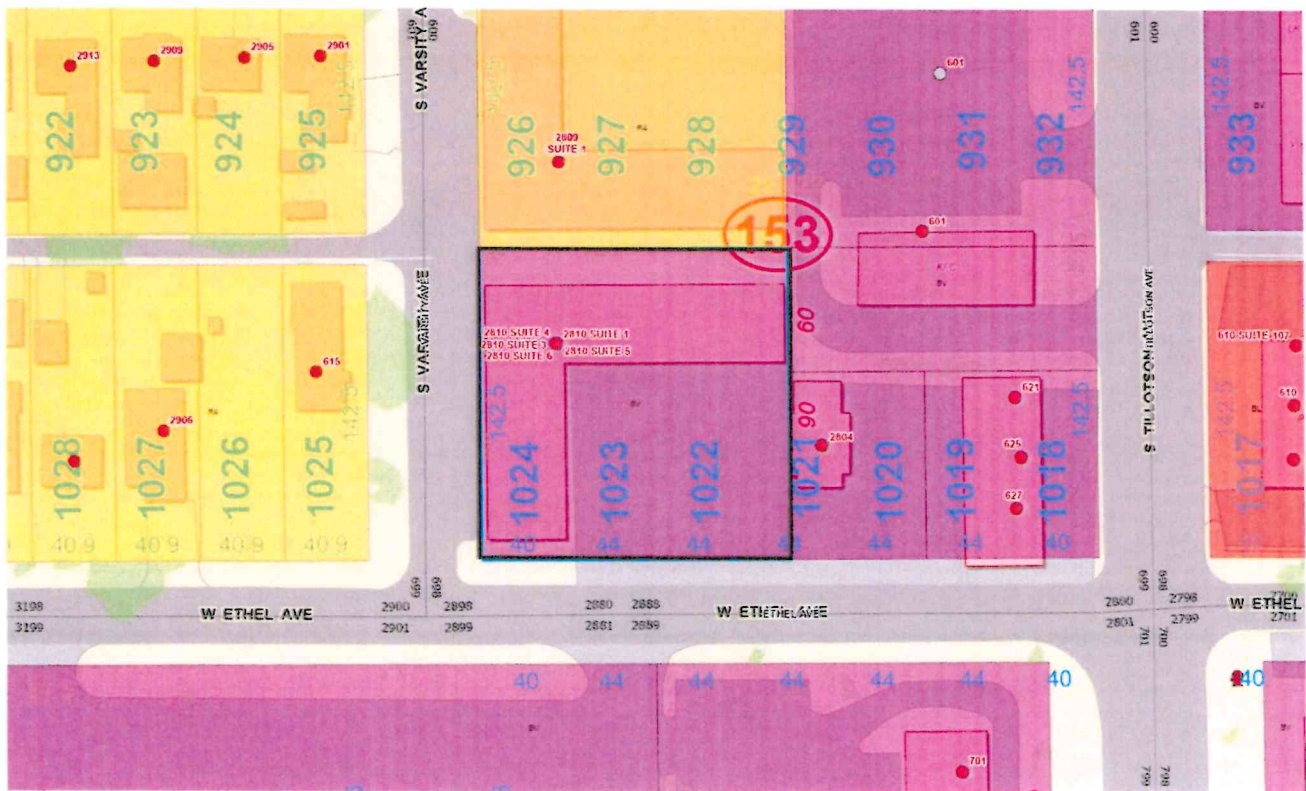
***MPC 02-25Z** **EAST CENTRAL INDIANA PLANNING DISTRICT (ECI)**
***ADDRESS:** NORTHWEST CORNER OF W MEMORIAL & S SAMPSON AVE
SIDWELL #: 11-16-358-022-000
TOWNSHIP: CENTER
REQUEST: A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE BC
 COMMUNITY BUSINESS ZONE
MPC ACTION: FAVORABLE RECOMMENDATION (7-0)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



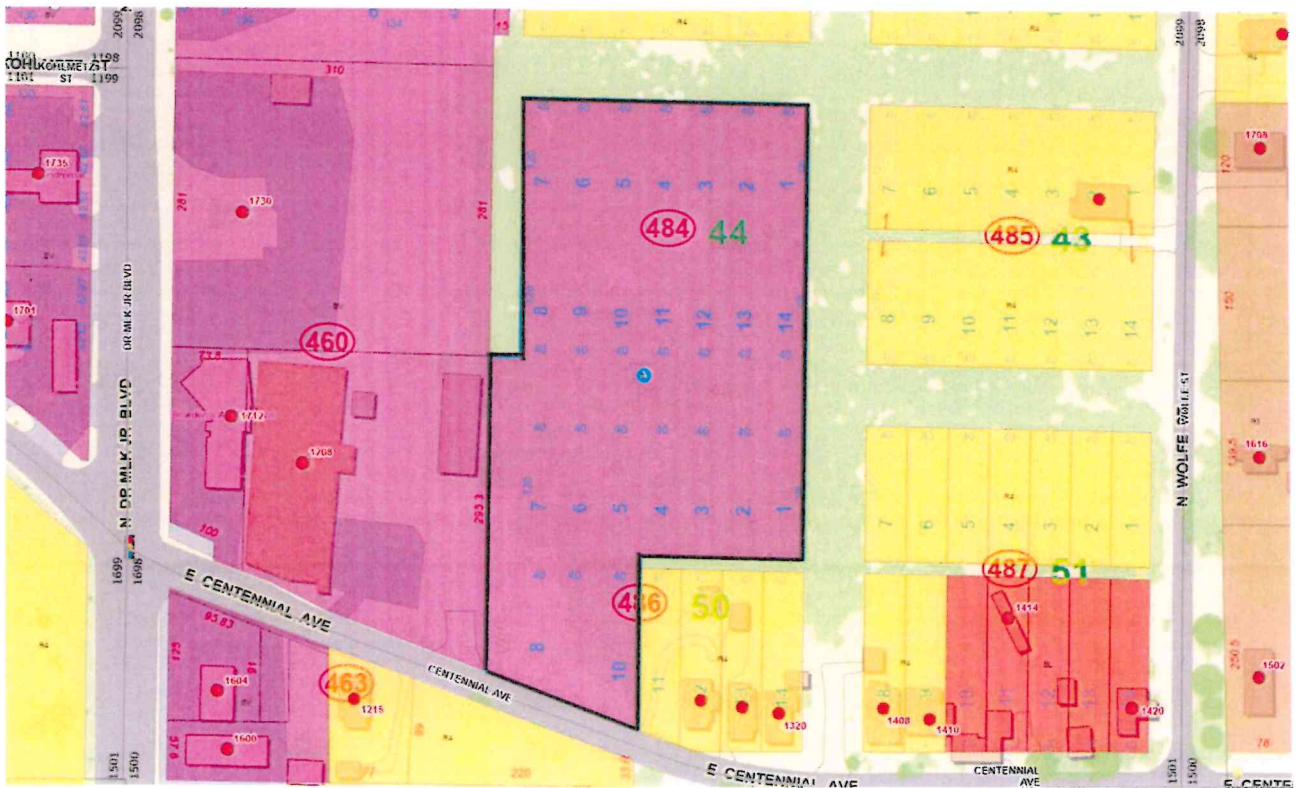
MPC 04-25Z **MICHAEL LUNSFORD**
ADDRESS: 2810 W ETHEL AVE
SIDWELL #: 11-17-153-012-000
TOWNSHIP: CENTER
REQUEST: A CHANGE IN ZONING FROM R-4 RESIDENCE ZONE TO THE BV
VARIETY BUSINESS ZONE
MPC ACTION: FAVORABLE RECOMMENDATION (8-0)
DATE: FEBRUARY 6, 2025
CITY COUNCIL
ACTION/DATE: ADOPTED ON APRIL 7, 2025 (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

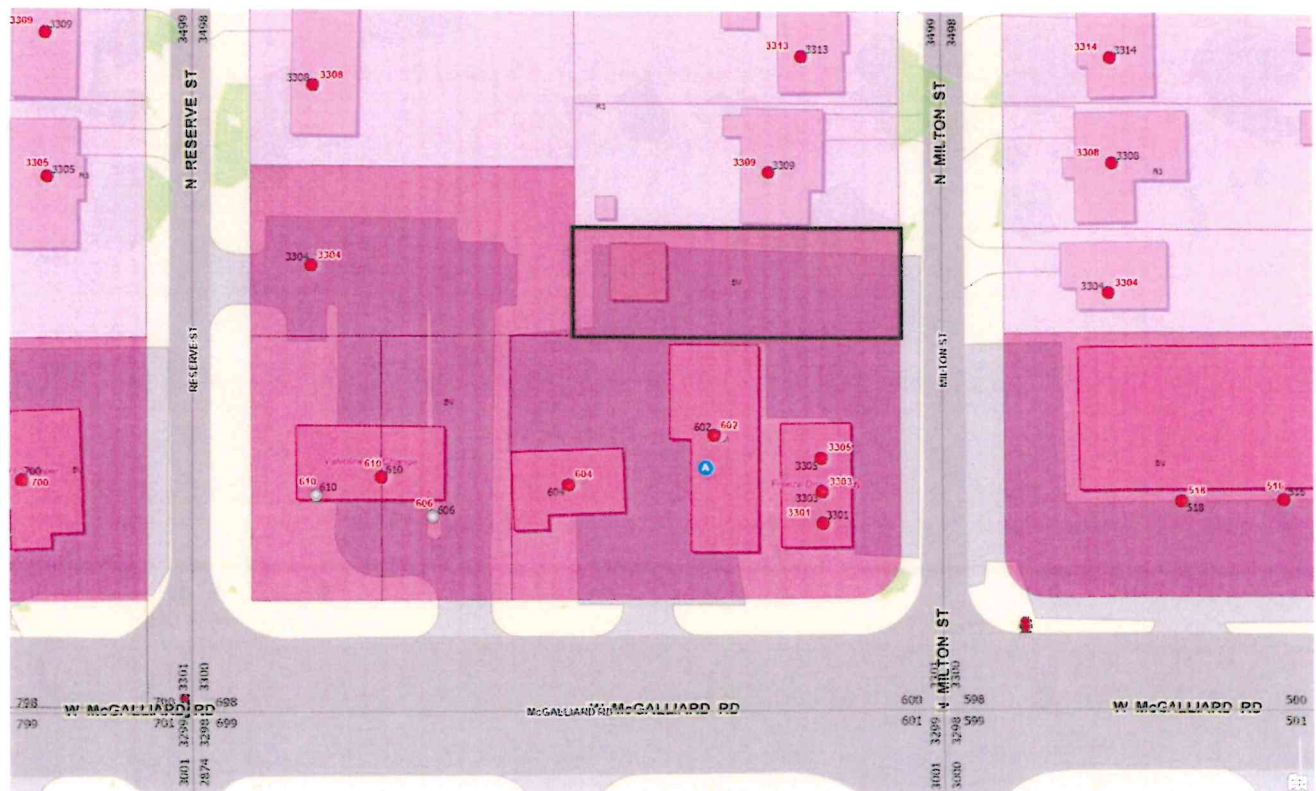
REQUEST: A CHANGE IN ZONING FROM R-3 RESIDENCE ZONE TO THE BV
VARIETY BUSINESS ZONE

MPC ACTION: FAVORABLE RECOMMENDATION (7-1)

DATE: MARCH 6, 2025

CITY COUNCIL

ACTION/DATE: ADOPTED ON MAY 7, 2025 (9-0)



ROBERT HUDDLESTON

2611 & 2619 W ETHEL AVE AND 700 BLK S MANNING AVE,
INCLUDING VACATED ALLEY

11-17-180-001-000, 11-17-180-003-000, & 11-17-180-007-000

CENTER

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

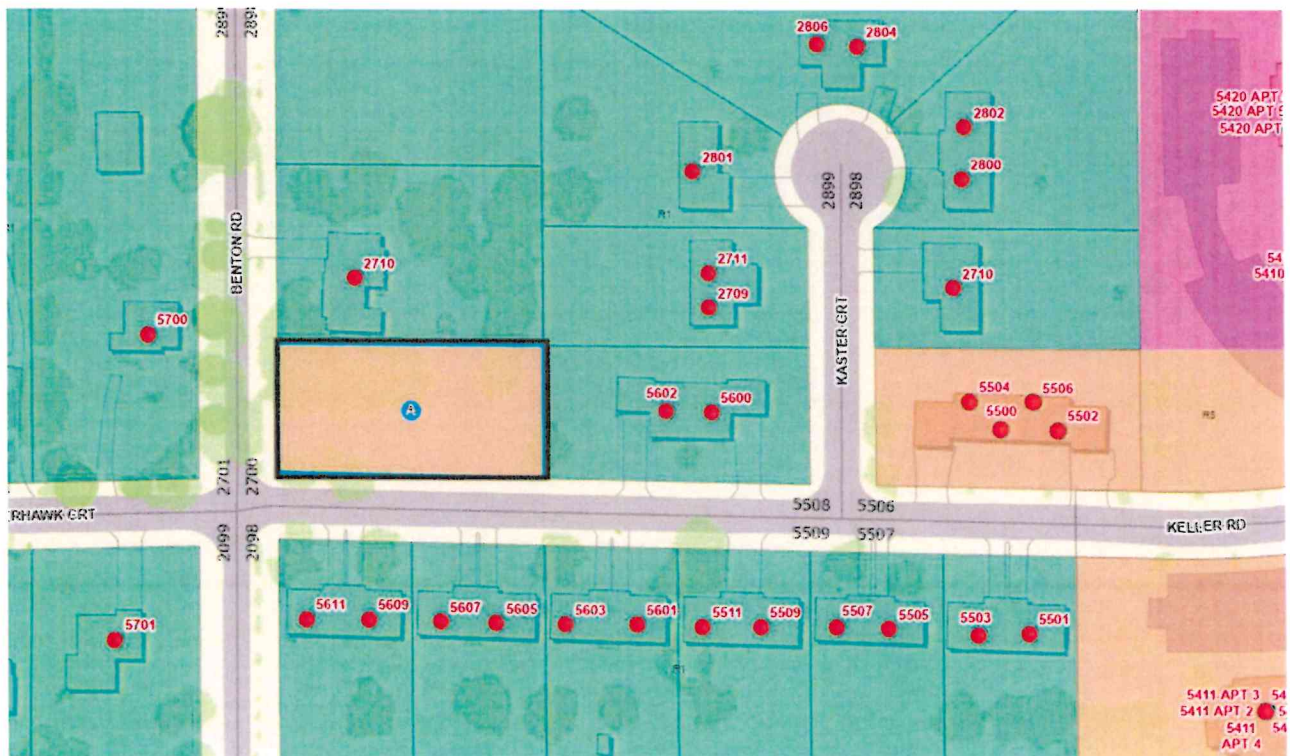
FAVORABLE RECOMMENDATION (9-0)

JUNE 5, 2025

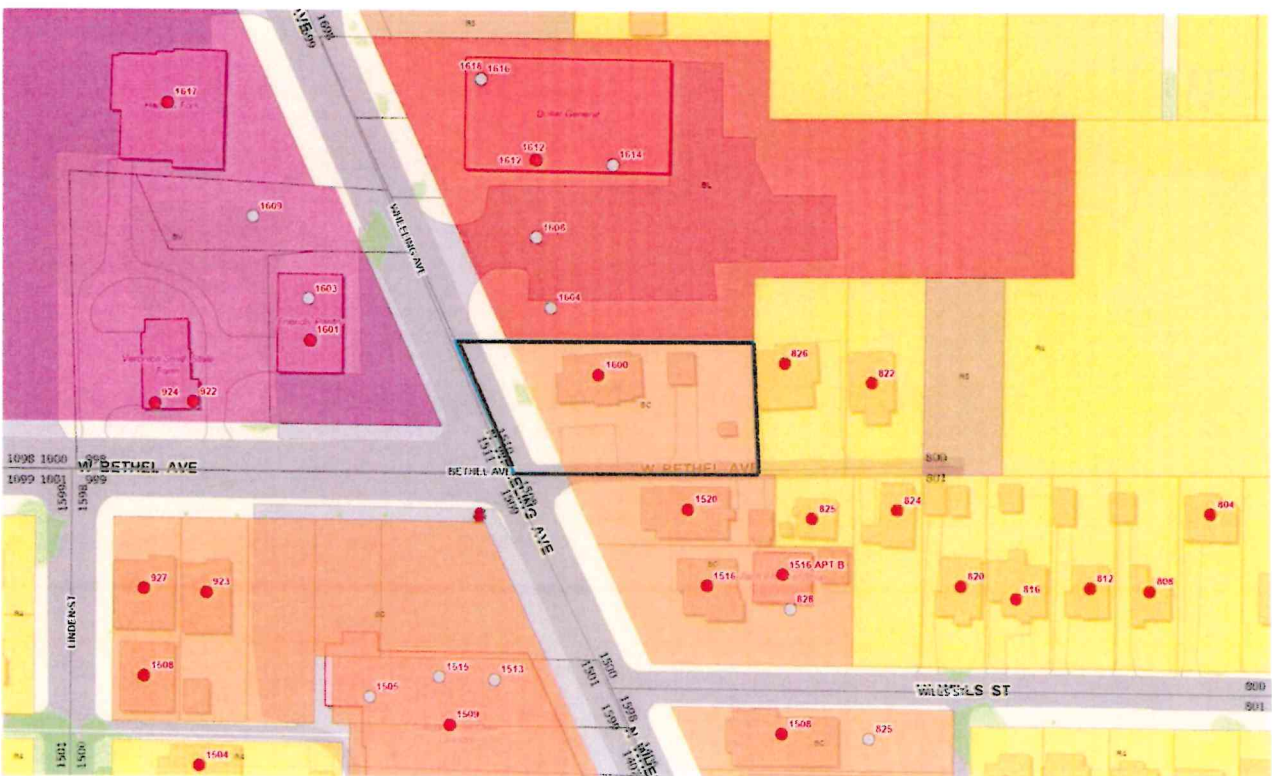
ADOPTED ON AUGUST 4, 2025 (9-0)



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 15-25Z **CRU PROPERTIES**
ADDRESS: 718 N WALNUT ST
***SIDWELL #:** 11-10-154-006-000
TOWNSHIP: CENTER
REQUEST: A CHANGE IN ZONING FROM R-5 RESIDENCE ZONE TO THE CB
 CENTRAL 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 SOLEY 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)

