

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
PROPOSED ZONING CHANGE APPLICATION**

Jurisdiction: (Check One)

Submitted: 5.15.25

Delaware County

Case No.: MPC 07-242

City of Muncie

(1) Applicant: Muncie Mission Ministries Inc

Address: 725 S Liberty Street Phone: (765) 288-9122
Muncie, IN 47302

(2) Record of Applicant's Ownership:

A. By Deed:
Deed Book No. & Page No.: _____
Date of Deed: _____

B. By Recorded Contract:
Misc. Book No. & Page No.: _____
Date of Contract: _____

C. By Unrecorded Contract:
Date of Contract: Option to Purchase Executed May 2024
Name of Contract Seller: Full Gospel Temple Inc.
Book No. & Page No. Of Deed in Seller's Name: 1978 4550

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).
(see attached Exhibit A)

(4) Common Address of Property Involved:

1300 S. Liberty Street
Muncie, IN 47302

(5) Proposed zoning change: (Give exact zone classification.)

From the R4 Zone
To the BC Zone

(6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)

Multi-family housing

(7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.

This is a housing consortium project. The developer will likely take title from Applicant. There is an established team that will all be involved in the project, including Community Development.

(8) State how the proposed change will not adversely affect the surrounding area.

The use will be residential in nature, but more families can be aided in a multi-family building than a single family residence.

(9) Will certain variances be requested if the proposed zoning change is granted?
(If yes, list the variances)

There may need to be a parking variance.

(10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? Yes

Has the applicant discussed this rezoning with those owners personally? No

(If answer is yes, give their attitudes toward the rezoning.)

(11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?

(If answer is yes, attach copy of it and/or explain.)

No.

EXHIBIT A

Legal Description:

Lot 5 and the West half of Lots 4 and 6 in Edwin C. Anthony's First Addition to the City of Muncie, Indiana.

ALSO the public alley 10 feet in width running from the South line of Sixth Street to the North line of Seventh Street, lying immediately east of the east line of Lot 5, and the public alley ten feet in width running from the northwest corner of Lot 6 to a point 70 feet East.

AFFIDAVIT

JH
JOHN P. HELTON
(I or We) ~~H. Denny Helton~~, President, Full Gospel Temple Inc. being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(s) of property involved in this application and that the foregoing signatures, statements, and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief.

SIGNATURES: John Helton _____

Subscribed and sworn to before me this 9th day of May, 2024



Melissa M. Thompson
Notary Public

Nov. 4, 2028
My Commission Expires

Resident of Delaware County

State of Indiana

DO NOT WRITE IN THIS SPACE


The foregoing application has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the _____ day of _____, 20____.

Signed _____

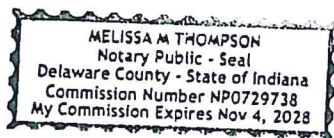
Date _____

AFFIDAVIT

(I or We) Frank Baldwin, CEO Muncie Mission Ministries, Inc. being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(s) of property involved in this application and that the foregoing signatures, statements, and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief.

SIGNATURES:  _____

Subscribed and sworn to before me this 9th day of May, 2024



Melissa M Thompson
Notary Public

Nov. 4, 2028
My Commission Expires

Resident of Delaware County

State of Indiana

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the _____ day of _____, 20____.

Signed _____

Date _____

10524

WARRANTY DEED

THIS INDENTURE WITNESSETH, That For One Dollar (\$1.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, Joan Murray, Hurley Goodall, Jack Donati, John Wesley Wray and Mary Alice Cherry, the BOARD OF TRUSTEES of the MUNCIE COMMUNITY SCHOOLS, a community school corporation of Muncie, Delaware County, in the State of Indiana, Convey and Warrant to Full Gospel Temple, Inc., an Indiana corporation, of Delaware County, State of Indiana, the following described real estate in Delaware County in the State of Indiana, to-wit:

Lots Numbered Four (4), Five (5) and Six (6) in Edwin C. Anthony's First Addition to the City of Muncie, Indiana. Also, the public alley Ten (10) feet in width running from the South line of Sixth Street to the North line of Seventh Street, lying immediately East of the entire East side of Lot Number Five (5) in Edwin C. Anthony's First Addition to the City of Muncie, Indiana, and the alley Ten (10) feet in width between Lots Numbered Four (4) and Six (6) in said addition running East from the West line of the alley above described, to the West line of Franklin Street in said addition, which alleys have heretofore been vacated.

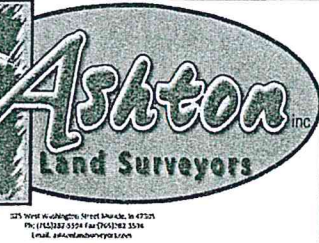
Grantees assume and agree to pay all taxes and assessments levied against said real estate.

Grantor represents and warrants that all statutory procedures in connection with the appraisal and sale of the above described real estate were followed as prescribed by law.

15- 31229
 15- 31230
 15- 31231 M.L.

Duly Entered for Taxation
 this 8 day of Sept 1978
 Jerry L. Thornburg
 Transfer Fee \$

Duly entered for taxation Sept 8 1978
 JERRY L. THORNBURG, Auditor, Filed for Record
 Sept 8 1978 at 33c per year 1978
 Page 4550 Fee \$ 3.00 paid.
 4551 Alan L. Linn R.D.C.



325 W. Washington St.
 Muncie, IN 47305
 Ph: 765-282-5584
 Fax: 765-282-5586
 Ashton Land Surveyors, Inc.

Zoning Sheet
 1300 S. Liberty St.
 Muncie, IN

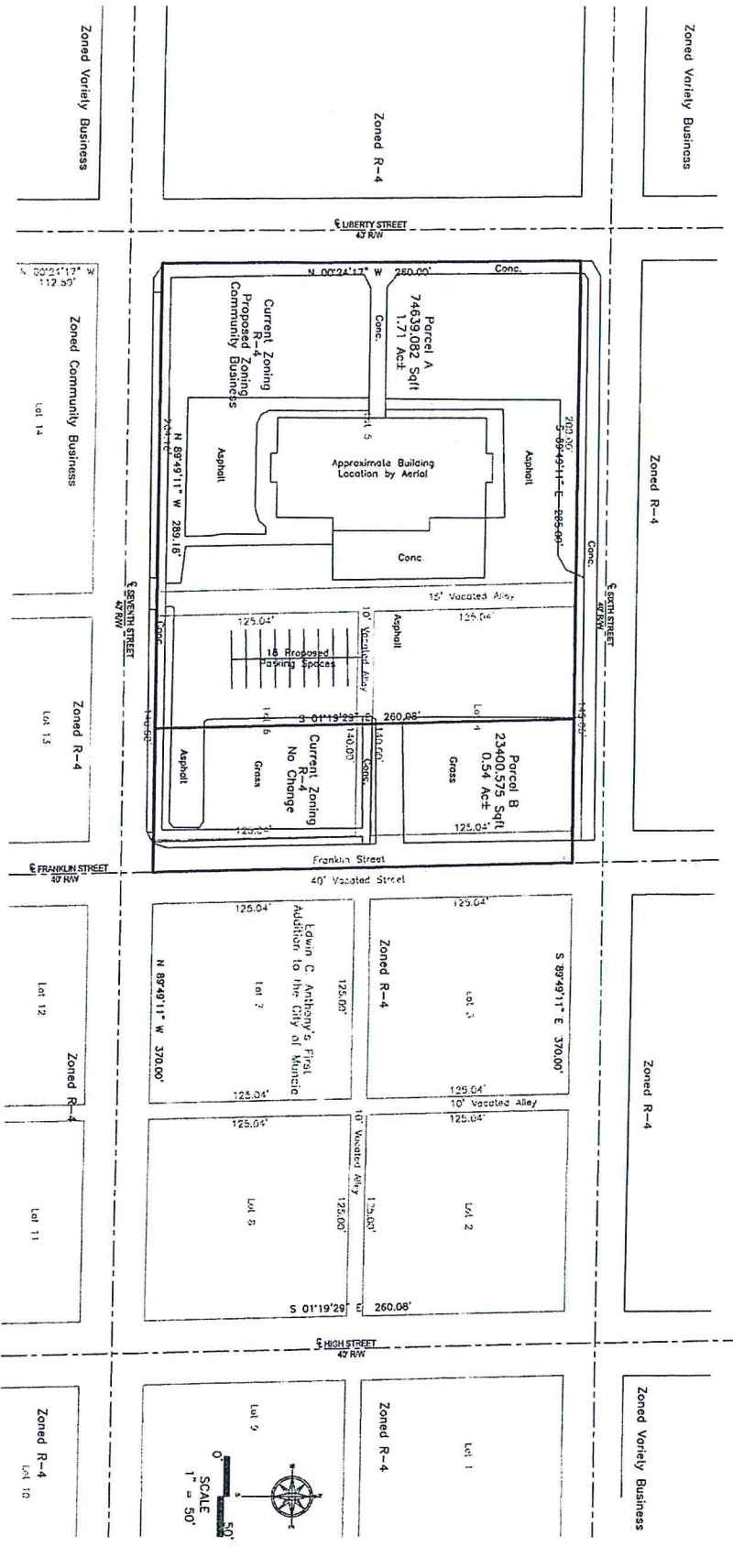
I affirm, under the penalties for perjury, that I have taken reasonable care to make this Survey accurate and correct in accordance with the laws of the State of Indiana and the rules and regulations of the Board of Surveyors of the State of Indiana.

Drawn: SMK
 Date: 05/14/24
 Check: MKS
 Owner: Full Gospel Temple, Inc.
 Aerial Data for Linework

Revisions

No. Reason:

Sheet

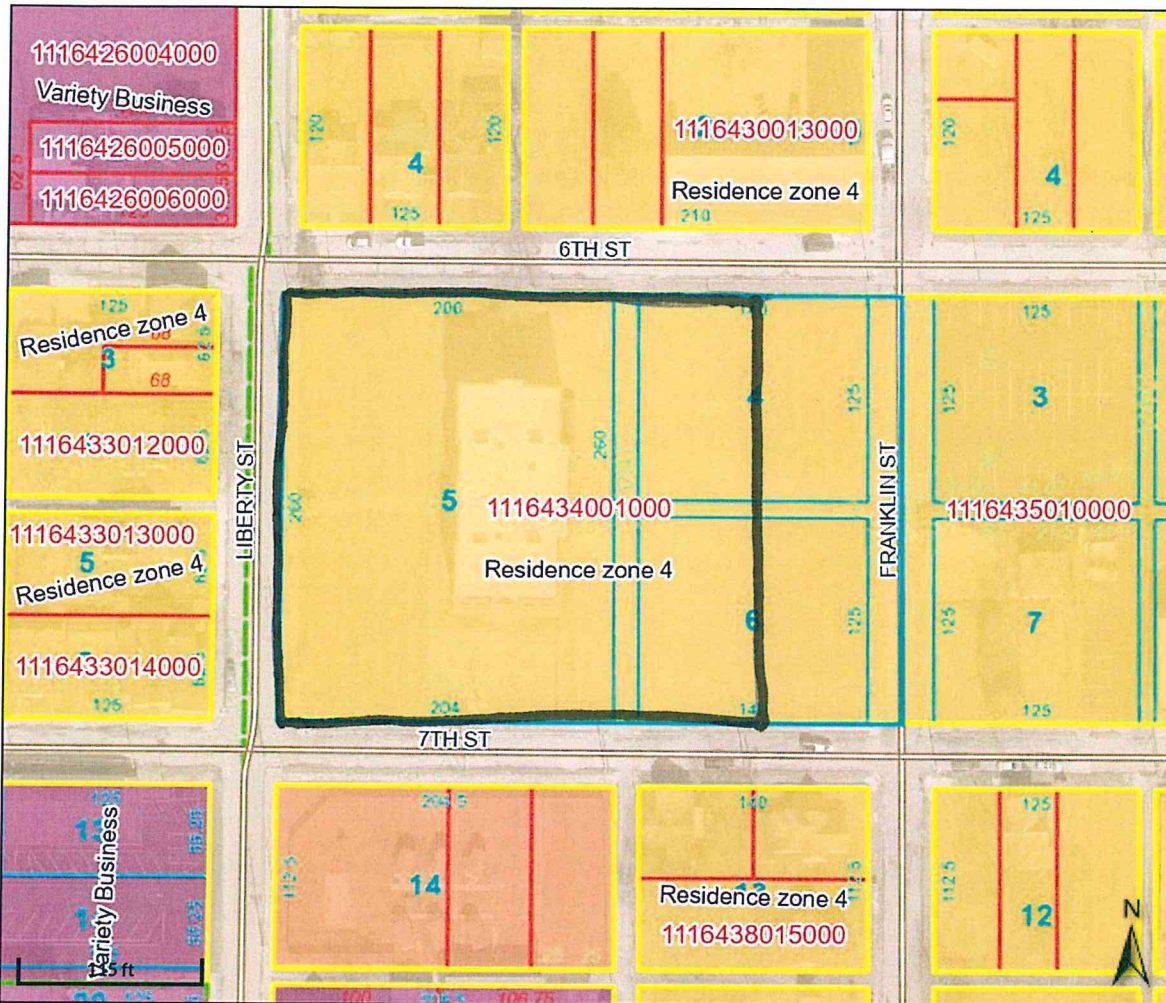


Lot 5 and the West half of Lots 4 and 6 in Edwin C. Anthony's First Addition to the City of Muncie, Indiana.
 Also, the public alley 10 feet in width running from the South line of Sixth Street to the North line of Seventh Street, lying immediately East of the East line of Lot 5, and the public alley 10 feet in width running from the Northwest corner of Lot 6 to a point 70 feet East.
 Dated: May 14, 2024
 PRO FORMA SURVEY
 This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

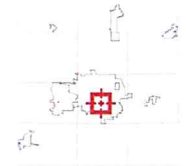
Holdon L. Ashton
 Registered Land Surveyor LS80040149

- Flood Zone:
- The within tract does not lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel #18035C02420 of the Flood Insurance Rate Maps for Delaware County, Indiana (Maps Dated: 07/04/2011).
- The minimum flood risk was verified by the INDR Flood Plain Information Portal—dated: 05/14/2024
- Ownership shown herein is per County Records or as indicated in title work provided by others.

This instrument Prepared by: Holdon L. Ashton
 Accuracy or completeness of subsurface features is not certified.



Overview



Legend

- Major Roads**
 - INTERSTATE
 - MAJOR ROAD
 - STATE ROAD
 - US HIGHWAY
 - Geocoded Streets
 - RR Lines
 - Airport Runways
- Cadastral Line**
 - Geographic Township Line
 - Lot Line
 - Misc Line
 - Parcel Line
 - Political Township Line
 - Railroad Centerline
 - Railroad ROW
 - Road Centerline
 - Road ROW
 - Section Line
 - Subdivision Line
 - Unknown
 - Water Line
 - <all other values>
- Parcels**
- Muncie Parks**
- Major Waterbodies**
- Lakes and Ponds**
- Zoning**
 - AGRICULTURAL BIOENTERPRISE
 - CENTRAL BUSINESS ZONE
 - AIRPORT DEVELOPMENT ZONE
 - BUSINESS PROFESSIONAL