

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

Jurisdiction: (Check One)

Submitted: 12-18-24

Delaware County

Case No.: MPC 02-25Z

City of Muncie

(1) Applicant: East Central Indiana Regional Planning District IN

Address: 1208 W White River BLVD #112, Muncie, IN 47303 Phone: 765-713-7000  
08/18/2022

(2) Record of Applicant's Ownership:

A.  By Deed:  
Deed Book No. & Page No.: 2022R12624  
Date of Deed: \_\_\_\_\_

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

C.  By Unrecorded Contract:  
Date of Contract: \_\_\_\_\_  
Name of Contract Seller: \_\_\_\_\_  
Book No. & Page No. Of Deed in Seller's Name: \_\_\_\_\_

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).  
Perkins ADD BLK 2 Lots 5 & 6

(4) Common Address of Property Involved:  
1400 W Memorial Dr, Muncie, IN 47302

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

From the Reidence Zone 4 Zone

To the BC Community Business Zone

- (6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)  
Multifamily with bottom commercial space
- (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.  
Owner intends to sell property for the purposed use to a buyer who plans on restoring the building
- (8) State how the proposed change will not adversely affect the surrounding area.  
Numerous commercial buildings/ businesses around the area, and will still be used for residential apartments to add more places to live in a building thats delapidated and needs restored. Also, property accross the street is zoned BC.
- (9) Will certain variances be requested if the proposed zoning change is granted?  
(If yes, list the variances)  
No
- (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.)  
None

**AFFIDAVIT**

(I or We) EAST CENTRAL INDIANA PLANNING DISTRICT 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: [Signature]

Bill Waiters

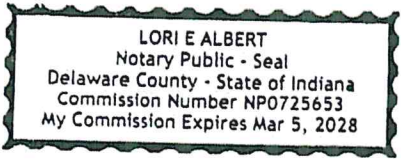
Subscribed and sworn to before me this 11 day of November, 20 24

[Signature]  
Notary Public

March 5, 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 9 day of January, 20 25.

Signed [Signature]

Date 12.31-24

Duly Entered for Taxation  
Transfer Fees \$ 1.00

2022R12624  
MELANIE MARSHALL  
DELAWARE COUNTY RECORDER  
RECORDED ON  
08/18/2022 09:35 AM  
REC FEE 25.00  
PAGES: 2

JUL 12 2022 *SSC*

DEL. CO. AUDITOR  
2 P

**COMMISSIONERS' QUITCLAIM DEED**

THIS INDUMENT WITNESSETH, that Delaware County, Indiana, by and through its Board of Commissioners and pursuant to IC 36-1-11, *et seq.* RELEASES AND QUITCLAIMS to EAST CENTRAL INDIANA REGIONAL PLANNING DISTRICT IN for the sum of ZERO 00/100 DOLLARS (\$0.00), and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, the following real estate located in Delaware County, State of Indiana, and being legally described as follows:

**SEE ATTACHED EXHIBIT A**

Parcel No: 18-11-16-358-022.000-003

Subject to any and all easements, covenants, declarations and other deed restrictions and laws governing land use.

IN WITNESS WHEREOF, Delaware County, Indiana, by and through the President of its Board of Commissioners, has executed this deed this 12 day of July, 2022.

*Sherry Riggan*

Attest:

*Steven G. Craycraft* (L.S.)  
STEVEN G. CRAYCRAFT,  
Auditor of Delaware County

Sherry Riggan, President  
Delaware County Indiana Board of Commissioners  
STATE OF INDIANA ) SS:  
COUNTY OF DELAWARE )

Before me, the undersigned, Rick Spangler, Clerk in and for said County, this day, personally came the above named Sherry Riggan, President of the Board of Commissioners of said County, and acknowledged the execution of the foregoing deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this 12 day of July, 2022.

*Rick Spangler*

RICK SPANGLER,  
Clerk of Delaware County

This instrument was prepared by Steven G. Craycraft, Delaware County Auditor.  
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. *Steven G. Craycraft, Auditor*

Tax Billing/Grantee's Address:

EAST CENTRAL INDIANA REGIONAL PLANNING DISTRICT IN  
1208 W WHITE RIVER BLVD UNIT 136  
MUNCIE, IN 47303



EXHIBIT A – LEGAL DESCRIPTION

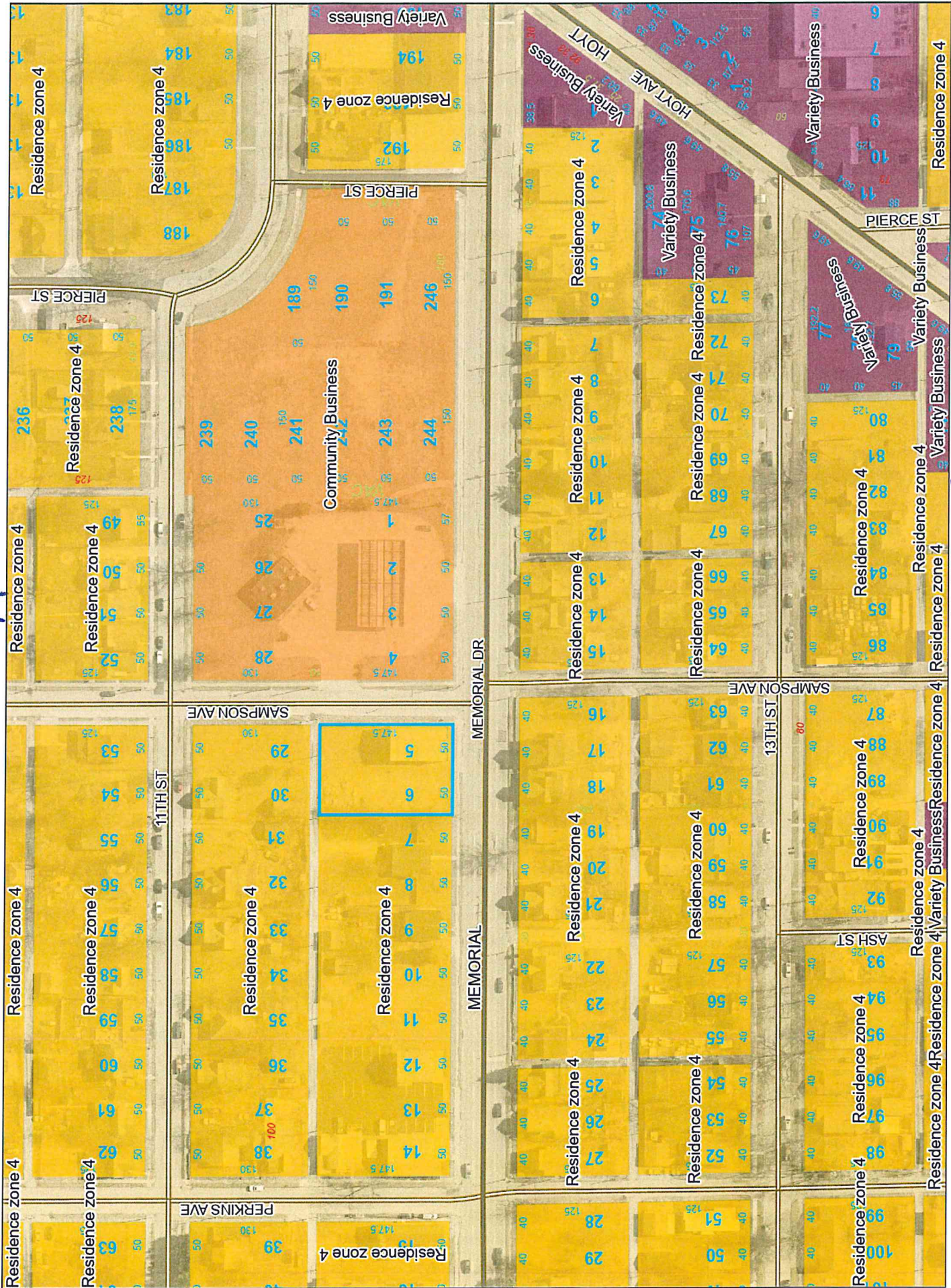
Parcel No: 18-11-16-358-022.000-003

PERKINS ADD BLK 2 LOT 5 & 6

Common: 1400 W MEMORIAL

THIS DOCUMENT IS PROVIDED FOR SOLE USE OF IN TITLE COMPANY AND NOT ELIGIBLE FOR RESALE UNDER IC 36-2-7

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