

ORDINANCE NO. 2021-10

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON,
BOONE COUNTY, INDIANA REZONING PROPERTY AND AMENDING THE
ZONING MAP OF THE CITY OF LEBANON, INDIANA**

WHEREAS, the City of Lebanon initiated, with property owner consent, a Rezone before the City of Lebanon Plan Commission, seeking to rezone approximately 0.68 acres, more or less, in Center Township, Boone County, Indiana, said property being located at 1911 North Lebanon Street, Lebanon, Indiana and more particularly described in Exhibit A and B, from the Single-Family Residential (SF1) zoning classification to Planned Business Commercial (PBC) zoning classification; and,

WHEREAS, pursuant to Indiana Code 36-7-4-608, the City of Lebanon Plan Commission conducted the required Public Hearing on May 17, 2021 and voted 8-0 to send a favorable recommendation of the rezoning petition of the Property and certified its favorable recommendation to the legislative body, the City of Lebanon Common Council, on May 18, 2021; and,

WHEREAS, pursuant to Indiana Code 36-7-4-608, the City of Lebanon Common Council, having considered the Application and the recommendation of the City of Lebanon Plan Commission now adopts the proposal and approves the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Lebanon, Boone County, Indiana, meeting in regular session, as follows:

- Section 1.** That the Petitioner, Jeff Cartwright, is the Owner of the Property.
- Section 2.** That the Petitioner seeks to have the Property, comprised of approximately 0.68 acres and located at 1911 North Lebanon Street, Lebanon, Indiana and more particularly described in Exhibit A and B, rezoned from the Single-Family Residential (SF1) zoning classification to Planned Business Commercial (PBC) zoning classification.
- Section 3.** That the City of Lebanon Common Council has paid reasonable regard to applicable comprehensive plans; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.
- Section 4.** That from and after this date, the Official Zoning Map of the City of Lebanon, Indiana shall be changed to rezone the subject Property from the Single-Family Residential (SF1) zoning classification to the Planned Business Commercial (PBC) zoning classification. Further, the Director of Planning of the City of Lebanon Planning Commission is hereby authorized to change the Official Zoning Map consistent with this Ordinance.

ALL OF WHICH IS ADOPTED this ____ day of _____, 2021 by the Lebanon
Common Council of the City of Lebanon, Indiana.

Voting For

Voting Against

Abstain

Keith Campbell

Keith Campbell

Keith Campbell

John Copeland

John Copeland

John Copeland

Morris Jones

Morris Jones

Morris Jones

Mike Kincaid

Mike Kincaid

Mike Kincaid

Sierra Messenger

Sierra Messenger

Sierra Messenger

Dick Robertson

Dick Robertson

Dick Robertson

Brent Wheat

Brent Wheat

Brent Wheat

ATTEST:

Tonya Thayer, Clerk Treasurer

I hereby certify that ORDINANCE 2021-10 was delivered to the Mayor of Lebanon on the _____ day of _____, 2021, at _____ m.

Tonya Thayer, Clerk-Treasurer

I hereby APPROVE ORDINANCE 2021-10
this ___ day of _____, 2021

I hereby VETO ORDINANCE 2021-10
this ___ day of _____, 2021

Matthew T. Gentry, Mayor

Matthew T. Gentry, Mayor

ATTEST:

Tonya Thayer, Clerk-Treasurer

EXHIBIT A

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 1 WEST, SITUATED IN THE CITY OF LEBANON, BOONE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

FROM A STONE AT THE NORTHEAST CORNER OF THE AFORESAID NORTHEAST QUARTER, PROCEED THENCE SOUTH 0°04'15" WEST (THE BEARING COMPUTED FROM SOLAR OBSERVATION), ALONG THE SECTION LINE, 1,513.80 FEET; THENCE NORTH 89°43'57" WEST, ALONG THE SOUTH LINE OF BRENDANWOOD SUBDIVISION, 855.34 FEET; THENCE SOUTH 33°42'59" EAST, ALONG THE CENTERLINE OF AN OPEN DRAIN, 141.99 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE THENCE SOUTH 33°42'59" EAST, WITH SAID CENTERLINE OF OPEN DRAIN, 108.37 FEET; THENCE SOUTH 88°44'15" WEST, 319.03 FEET; THENCE NORTH 10°05'31" WEST, WITH THE CENTERLINE OF THE OLD LEBANON-FRANKFORT GRAVEL ROAD, 113.35 FEET; THENCE SOUTH 87°02'12" EAST, 279.03 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6885 ACRES, MORE OR LESS.

Subject to those easements, agreements and restrictions of record as specifically set out on Exhibit "A" attached hereto. The address of such real estate is commonly known as 1911 North Lebanon Street, Lebanon, Indiana 46052.

EXHIBIT B



- ParcelsFromCounty
- Lebanon City Lim
- Roads
- Highways

