

ORDINANCE NO. 2022-03

**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 petitioner, M/E Rental Properties LLC, filed an Application for Rezone before the City of Lebanon Plan Commission, seeking to rezone approximately 0.76 acres, more or less, in Center Township, Boone County, Indiana, said property being located at 702, 710, 714 W Superior Street and 719 W Pearl Street, Lebanon, Indiana and more particularly described in Exhibit A and B, from the General Industrial (ID) zoning classification to Traditional Residential (TR) zoning classification; and,

WHEREAS, pursuant to Indiana Code 36-7-4-608, the City of Lebanon Plan Commission conducted the required Public Hearing on January 18, 2022 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 January 19, 2022; 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, M/E Rental Properties LLC, is the Owner of the Property.

Section 2. That the Petitioner seeks to have the Property, comprised of approximately 0.76 acres and located at 702, 710, 714 W Superior Street and 719 W Pearl Street, Lebanon, Indiana and more particularly described in Exhibit A and B, rezoned from the General Industrial (ID) zoning classification to Traditional Residential (TR) 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 General Industrial (ID) zoning classification to the Traditional Residential (TR) 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 _____, 2022 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 2022-03 was delivered to the Mayor of Lebanon on the _____ day of _____, 2022, at _____ m.

Tonya Thayer, Clerk-Treasurer

I hereby APPROVE ORDINANCE 2022-03
this ___ day of _____, 2022

I hereby VETO ORDINANCE 2022-03
this ___ day of _____, 2022

Matthew T. Gentry, Mayor

Matthew T. Gentry, Mayor

ATTEST:

Tonya Thayer, Clerk-Treasurer

EXHIBIT A

Parcel I:

Lot Numbered Six in Block No. 3 in Hall's Addition to Lebanon, Boone County, Indiana, as recorded in Plat Book 2, page 15, Recorder's Office, Boone County Indiana.

719 West Pearl Street, Lebanon, IN 46052

Parcel II:

Lot Numbered Five in Block No. 3 in Hall's Addition to Lebanon, Boone County, Indiana, as recorded in Plat Book 2, page 15, Recorder's Office, Boone County Indiana.

710 West Superior Street, Lebanon, IN 46052

Parcel III:

Lot Numbered Seven in Block No. 3 in Hall's Addition to Lebanon, Boone County, Indiana, as recorded in Plat Book 2, page 15, Recorder's Office, Boone County Indiana.

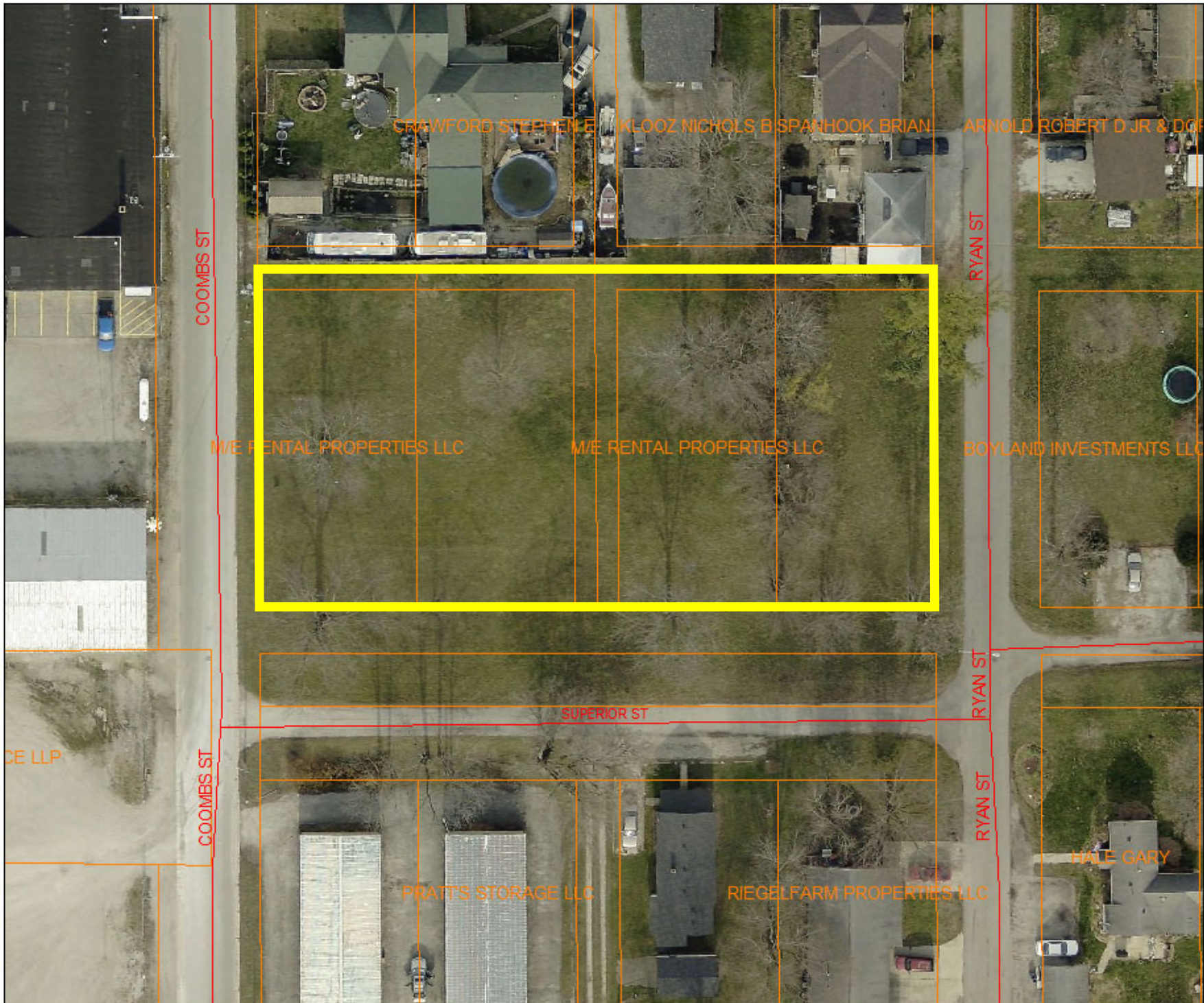
714 West Superior Street, Lebanon, IN 46052

Parcel IV:

Lot Numbered Eight in Block No. 3 in Hall's Addition to Lebanon, Boone County, Indiana, as recorded in Plat Book 2, page 15, Recorder's Office, Boone County Indiana.

702 West Superior Street, Lebanon, IN 46052

EXHIBIT B



- ParcelsFromCounty
- Lebanon City Lim
- Roads
- Highways

CE LLP

COOMBS ST

COOMBS ST

CRAWFORD STEPHEN E KLOOZ NICHOLS B SPANHOOK BRIAN ARNOLD ROBERT D JR & DGF

M/E RENTAL PROPERTIES LLC M/E RENTAL PROPERTIES LLC BOYLAND INVESTMENTS LLC

SUPERIOR ST

RYAN ST

RYAN ST

RYAN ST

PRATT'S STORAGE LLC

RIEGELFARM PROPERTIES LLC

HALE GARY

