

ORDINANCE NO. 2026-28

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, Indiana United Methodist Children's Home, Inc., filed an Application for Rezone before the City of Lebanon Plan Commission, seeking to rezone approximately 6.01 acres, more or less, in Center Township, Boone County, Indiana, said property being located at the approximate address of 804 W Camp Street, Lebanon, Indiana 46052 and more particularly described in Exhibit A and B, from the Residential (R2) zoning classification to the Residential (R6) zoning classification; and,

WHEREAS, the Petitioner has voluntarily committed to capping the permitted density on the Property to a maximum of six (6) living units per acre and providing screening for neighboring residential homeowners along the north and east property lines to include the use of berms and landscaping; and,

WHEREAS, pursuant to Indiana Code 36-7-4-608, the City of Lebanon Plan Commission conducted the required Public Hearing on September 21, 2026, and voted 7-0 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 September 22, 2026; 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, Indiana United Methodist Children's Home, Inc., is the Owner of the Property.

Section 2. That the Petitioner seeks to have the Property, comprised of approximately 6.01 acres and located at the approximate address of 804 W Camp Street, Lebanon, Indiana 46052 and more particularly described in Exhibit A and B, rezoned from the Residential (R2) zoning classification to the Residential (R6) 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 Residential (R2) zoning classification to the Residential (R6) 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.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

ALL OF WHICH IS ADOPTED this ____ day of _____, 2026 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

Robert Hawkins

Robert Hawkins

Robert Hawkins

Sandra Jasionowski

Sandra Jasionowski

Sandra Jasionowski

Mike Kincaid

Mike Kincaid

Mike Kincaid

Sierra Messenger

Sierra Messenger

Sierra Messenger

Dick Robertson

Dick Robertson

Dick Robertson

ATTEST:

Tonya Thayer, Clerk Treasurer

I hereby certify that **ORDINANCE 2026-28** was delivered to the Mayor of Lebanon

on the _____ day of _____, 2026, at _____ m.

Tonya Thayer, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 2026-28**

I hereby VETO **ORDINANCE 2026-28**

this _____ day of _____, 2026.

this _____ day of _____, 2026.

Matthew T. Gentry, Mayor

Matthew T. Gentry, Mayor

This document prepared by: Benjamin Bontrager, Director of Planning
City of Lebanon
401 S Meridian Street
Lebanon, IN 46052

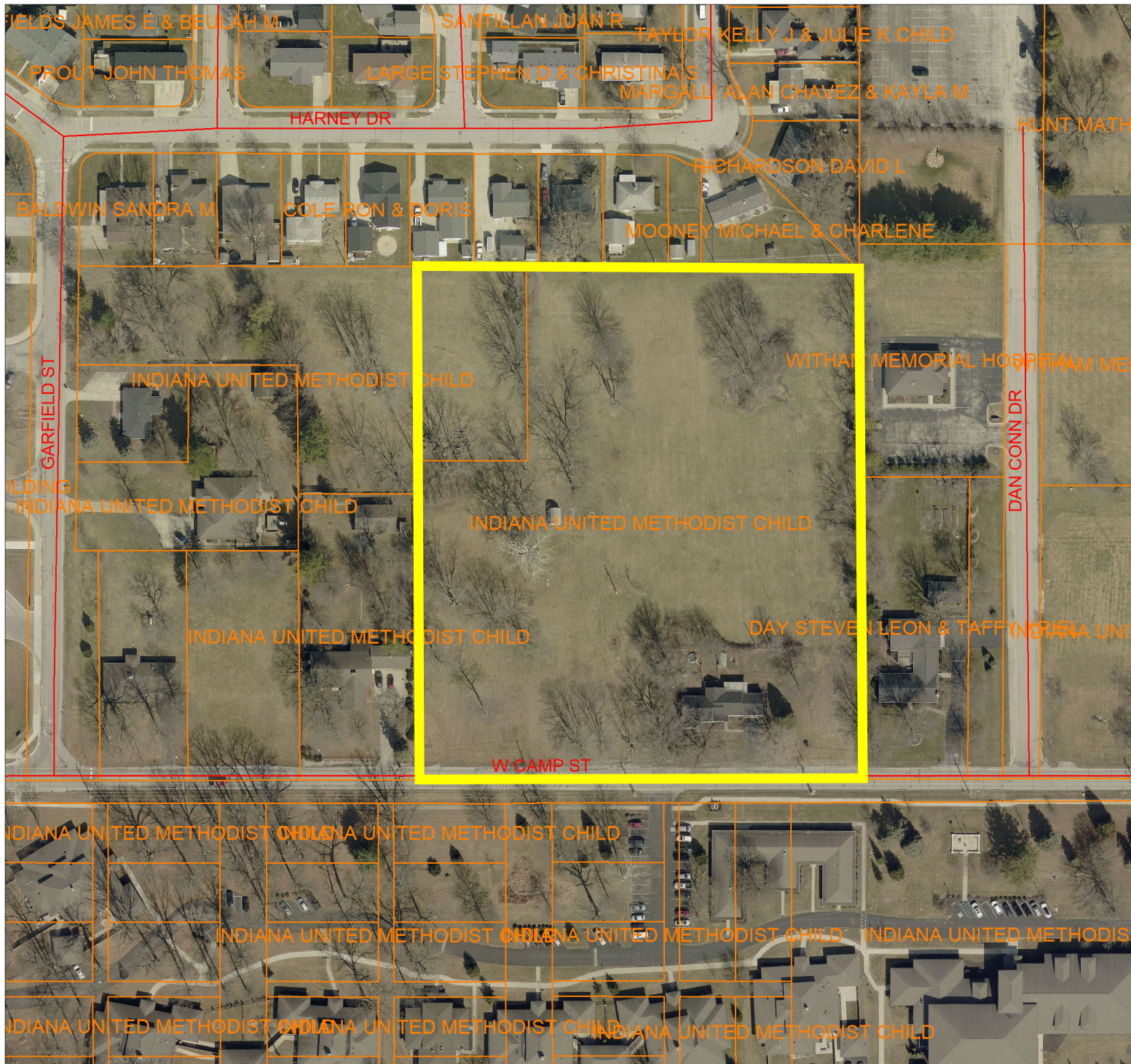
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Benjamin Bontrager

EXHIBIT A

A part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 1 West of the Second Principal Meridian, Boone County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 25; thence (all bearings are assumed) along the former centerline of Camp Street, North 90 degrees 00 minutes 00 seconds West 198.00 feet (12 rods per deed record 247, page 964) to the point of beginning; thence North 90 degrees 00 minutes 00 seconds West 479.94 feet to the Southeast corner of a tract of land to Indiana United Methodist Children's Home, Inc. recorded in the Boone County Recorder's Office as Instrument number 2018002429; North 00 degrees 42 minutes 08 seconds East 549.10 feet to a point on the North line of a tract of land to Camp Street Properties recorded in said Recorder's Office as instrument number 2021006070; thence along said North line and the extension thereof, South 89 degrees 45 minutes 12 seconds East 474.97 feet to the Northeast corner of a tract of land to Indiana United Methodist Children's Home, Inc by Deed Recorded 224, page 397 in said Recorder's Office; thence along said East line and the extension thereof, South 00 degrees 11 minutes 02 seconds West 547.02 feet to the point of beginning containing 6.01 acres, more or less and subject to any easements and rights of way of record.

EXHIBIT B



Corporate Limits from Boone

Feature Name:

Lebanon

ParcelsFromCounty

Roads

Highways

