

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

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: 7/15/2025

Case No.: MPCL 15-252

(1) Applicant: CRU Properties LLC

Address: 1314 S Brotheton St Phone: 765-520-1532
Muncie, IN 47302

(2) Record of Applicant's Ownership:

A. ☒ By Deed:
Deed Book No. & Page No.: 2024RO563
Date of Deed: 04/22/2024

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).
See attached Exhibit A

(4) Common Address of Property Involved:
718 N Walnut St
Muncie, IN 47305

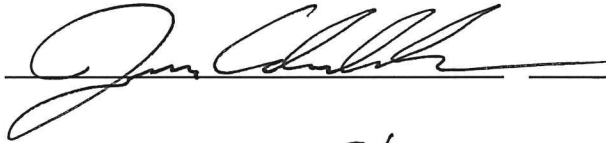
(5) Proposed zoning change: (Give exact zone classification.)
From the Residential Zone 5 (R-5) Zone
To the Central Business (CB) Zone

- (6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)
Currently under construction for new owner-occupied townhouses.
- (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.
Yes, currently under construction for new owner-occupied townhouses.
- (8) State how the proposed change will not adversely affect the surrounding area.
We need to change zoning to relocate zone borders, the new parcels will be split zone after re-platting.
- (9) Will certain variances be requested if the proposed zoning change is granted?
(If yes, list the variances)
No additional variances requested.
- (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.)
See attached letter from McKinley Neighborhood Association.
- (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


AFFIDAVIT

(I or We) Jonathan Chambless, Co-Owner CRU Properties LLC 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 15th day of JULY, 20 25


Notary Public



Robin K Smith, Notary Public
Randolph County, State of Indiana
Commission No: NP0753458
My Commission Expires 12/20/2031

12-20-2031
My Commission Expires

Resident of Randolph 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 7 day of August, 20 25.

Signed 

Date 7/25/2025

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DULY ENTERED FOR TAXATION
TRANSFER FEES \$ 50.00
Apr 22 2024 - ER

EMC
DELAWARE COUNTY AUDITOR

2024R05623
JAN SMOOT
DELAWARE COUNTY RECORDER
RECORDED ON
04/22/2024 09:54 AM
REC FEE 25.00
PAGES: 3
RECORDED AS PRESENTED

File No: 20240513

Parcel Numbers: 18-11-10-154-010.000-003; 18-11-10-154-009.000-003; 18-11-10-154-008.000-003;
18-11-10-154-007.000-003; 18-11-10-154-006.000-003

QUIT CLAIM DEED

This Indenture Witnesseth, That Delaware Advancement Corporation, an Indiana nonprofit corporation, (Grantor), Quit Claims and Releases to CRU Properties LLC, an Indiana limited liability company, (Grantee) for the sum of One & 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

See attached Exhibit "A",

commonly known as 710, 712, 714, 716 and 718 N. Walnut St., Muncie, IN 47305.

Subject To real estate taxes, not yet due and payable, any and all covenants, easements, assessments, agreements, and restrictions of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that she has been fully empowered to execute and deliver this warranty deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has executed this deed this 8th day of April, 2024.

Delaware Advancement Corporation, an Indiana
nonprofit corporation

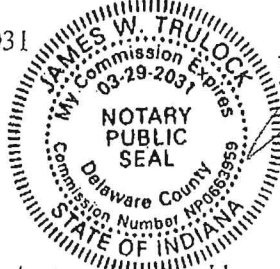
By: Elizabeth Rowray
Elizabeth Rowray, President

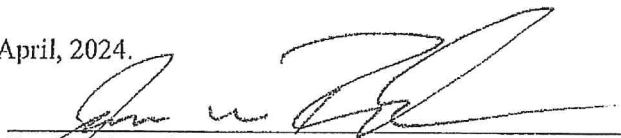
STATE OF INDIANA, COUNTY OF DELAWARE) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared Elizabeth Rowray, President of Delaware Advancement Corporation, an Indiana nonprofit corporation, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true

Witness my hand and Notarial Seal this 8th day of April, 2024.

My Commission Expires: 3/29/2031




James W. Trulock, Notary Public
County of Residence: Delaware

Send tax bills to and Grantec's street or rural route address is 1314 S. Brotherton St., Muncie, IN 47302.

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. James W. Trulock

This instrument prepared by: James W. Trulock, Attorney at Law.

Exhibit A: Legal Descriptions of Parcels

Lot Sixteen (16) (710 N Walnut St. Muncie, IN 47305) in Block Twenty-three (23) in Whitely Land Company's Second Addition to the City of Muncie, Delaware County, Indiana.
20240515

Twenty-six and two thirds ($26 \frac{2}{3}$) feet of equal width off of the entire south side of Lot Number Seventeen (17) in Block Number Twenty-three (23) in Whitely Land Company's Second Addition to the City of Muncie, Indiana. (712 N Walnut St. Muncie, IN 47305)

20240517

A strip of ground $13 \frac{1}{3}$ feet in width and of equal width throughout its entire length off the entire north side of Lot Number 17, and a strip of ground $13 \frac{1}{3}$ feet in width and of equal width throughout its entire length of the entire south side of Lot Numbered 18, all in Block Numbered 23 in the Whitely Land Company's Second Addition to the City of Muncie, Indiana. (714 N Walnut St. Muncie, IN 47305)

20240518

A strip of ground $26 \frac{2}{3}$ feet in width and of equal width throughout entire length off the entire North side of Lot Numbered 18 in Block Numbered 23 in the Whitely Land Company's Second Addition to the City of Muncie, Indiana. (716 N Walnut St. Muncie, IN 47305)

Lot Nineteen (19) (718 N Walnut St. Muncie, IN 47305) in Block Numbered 23 in the Whitely Land Company's Second Addition to the City of Muncie, Indiana. 20240519

MCKINLEY Live Learn NEIGHBORHOOD ASSOCIATION INC.

627 N. Elm Street , Muncie , Indiana 47305

To: Jonathan Chambless

CRU Construction

315 E. Columbus , Suite 201

Muncie, Indiana 47305

Date: July 1, 2025

Thank you for meeting with us on Monday and discussing your town homes development on N. Walnut Street. Your project is consistent with the revitalization efforts for the McKinley Neighborhood and we look forward to continued collaboration.

The McKinley Neighborhood Association is in support of the zoning change on two parcels in the 700 block of North Walnut.



Bruce Rector, President

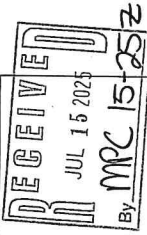


Rachael Robertson, Vice President

A Replat of Lots 16, 17, 18, and 19 in Block 23 in Whitely Land Company's Second Addition

DELAWARE COUNTY, INDIANA

A SUBDIVISION
IN THE HACKLEY RESERVE,
SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 EAST,
CENTER TOWNSHIP, DELAWARE COUNTY
FINAL PLAT



Purpose: to Replat lots 16-19 to fit
party wall of townhomes constructed.



Sheet 1 of 2

Date: 05/21/25
I affirm, under the penalties for perjury, that I have
taken reasonable care to report the correct Social Security
number in this document, unless required by law.
Haddon L. Ashton
This instrument Prepared by: Haddon L. Ashton

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