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1st READING 10/06/2026
2nd READING 10/20/2026

ORDINANCE NO. 2026-28
AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF AUBURN, INDIANA

SUMMARY

An Ordinance to reclassify the zoning of 10.979 acres from I1 (Light Industrial/High-Tech District) to C2 (General Commercial District) and to reclassify the zoning of 11.739 acres from I1 (Light Industrial/High-Tech District) to M3 (Apartment Community Residential District), property located on the south side of State Road 8, east of County Road 19.

_____	Recorder's Office	_____	Publish Public Hearing
_____	Auditor's Office	_____	
_____	Clerk's Office	_____	Publish O/R after Adoption
_____	Other	_____	

X	Building Department
_____	Engineering Department
_____	DeKalb County Plan Commission
X	Internet Code Site – Council Ordinances

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ORDINANCE NO. 2026-28
AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF AUBURN, INDIANA

WHEREAS, Ordinance No. 2018-24, as amended, adopted an Official Zoning Map for the City of Auburn, Indiana; and

WHEREAS, Indiana Code section §36-7-4-600 et. seq provides for amendments to the zoning map of a municipality by ordinance of the municipality; and

WHEREAS, this amendment to the Zoning Map assigns a zoning district that will accommodate commercial uses and assigns a zoning district that will accommodate residential apartment units; and

WHEREAS, the City of Auburn Plan Commission at its September 8, 2026 meeting held a legally advertised Public Hearing regarding a request to amend the Zoning Map of the City of Auburn, Indiana; and

WHEREAS, the City of Auburn Plan Commission, on September 8, 2026, heard input from the public and ultimately forwarded a *favorable recommendation* to the Auburn Common Council, with 9 votes in favor of the favorable recommendation and 0 votes against the favorable recommendation concerning the rezoning of said real estate.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA, THAT:

The Zoning Map of the City of Auburn, Indiana shall be amended in the following manner:

That the 10.979 acres located east of County Road 19, south of State Road 8 and north of Lenora Lane, as illustrated in Exhibit A, and legally described in Exhibit B, be reclassified from the I1 (Light Industrial/High-Tech District) to the C2 (General Commercial District), and that the 11.739 acres located east of County Road 19, south of State Road 8 and north of Lenora Lane, as illustrated in Exhibit A, and legally described in Exhibit C, be reclassified from the I1 (Light Industrial/High-Tech District) to the M3 (Apartment Community Residential District).

BE IT FURTHER ORDAINED that this Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other actions required by law.

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PASSED AND ADOPTED by the Common Council of the City of Auburn, Indiana, this 20th day of October, 2026.

James Finchum, Councilmember

ATTEST:

Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 20th day of October, 2026.

LORRIE K. PONTIUS, Clerk-Treasurer

APPROVED AND SIGNED by me this 20th day of October, 2026.

DAVID E. CLARK, Mayor

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2nd READING_____

VOTING: **AYE** **NAY**

Natalie DeWitt, President

Rod Williams

James Finchum

Dan Braun

David Bundy

Kevin Webb

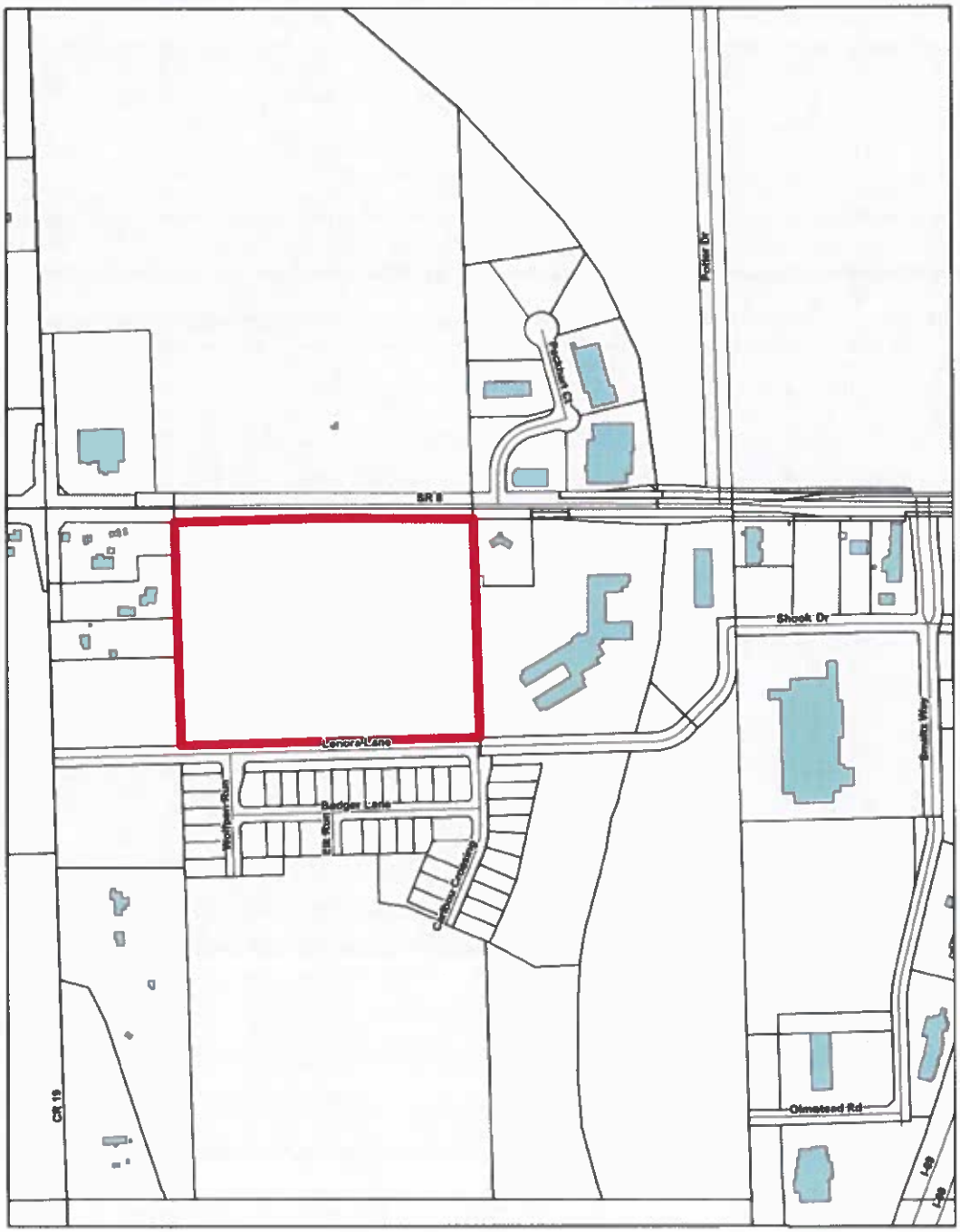
Emily Prosser

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2nd READING

EXHIBIT A

Location Map



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EXHIBIT B

C2 Rezoning Description

Part of the Northwest Quarter of Section 36, Township 34 North, Range 12 East of the Second Principal Meridian, Keyser Township in DeKalb County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence South 89 degrees 23 minutes 31 seconds East (Indiana Geospatial Coordinate System - DeKalb County bearing and basis of bearings to follow), a distance of 495.22 feet (495.00 feet Deed) along the North line of said Northwest Quarter and within the right-of-way of State Road 8 to the West line of an existing 1.154 acre tract described in Document Number 201104779 in the Office of the Recorder of DeKalb County, Indiana; thence South 01 degrees 06 minutes 50 seconds East, a distance of 55.02 feet along said West line to a point on the South line of said 1.154 acre tract, said point being the **POINT OF BEGINNING** of the herein described tract; thence South 89 degrees 22 minutes 44 seconds East, a distance of 21.42 feet (21.64 feet Deed) along said South line; thence North 88 degrees 53 minutes 23 seconds East, a distance of 500.22 feet (Deed) along a South line of said 1.154 acre tract; thence South 89 degrees 23 minutes 32 seconds East, a distance of 632.90 feet (Deed) along a South line of said 1.154 acre tract to the West line of an existing 1.549 acre tract described in Deed Record 178, Page 195 in the Office of said Recorder; thence South 01 degrees 05 minutes 10 seconds East, a distance of 293.07 feet along said West line and along the West line of Lot 1 in Astral of Auburn Subdivision as shown in Document Number 202000858 in the Office of said Recorder; thence South 89 degrees 43 minutes 52 seconds West, a distance of 144.73 feet to the point of curvature of a non-tangent curve, concave to the North, having a radius of 50.00 feet; thence Westerly along said curve a distance of 78.40 feet, having a central angle of 89 degrees 50 minutes 29 seconds and a chord of 70.61 feet bearing North 84 degrees 05 minutes 12 seconds West to the point of reverse curvature of a tangent curve, concave to the Southwest, having a radius of 20.00 feet; thence Northwesterly along said curve a distance of 15.50 feet, having a central angle of 44 degrees 24 minutes 55 seconds and a chord of 15.12 feet bearing North 61 degrees 22 minutes 25 seconds West to the point of tangency of said curve; thence North 83 degrees 34 minutes 53 seconds West, a distance of 79.63 feet to the point of curvature of a tangent curve, concave to the South, having a radius of 120.00 feet; thence Westerly along said curve a distance of 14.01 feet, having a central angle of 6 degrees 41 minutes 16 seconds and a chord of 14.00 feet bearing North 86 degrees 55 minutes 30 seconds West to the point of tangency of said curve; thence South 89 degrees 43 minutes 52 seconds West, a distance of 505.35 feet to the point of curvature of a tangent curve, concave to the Southeast, having a radius of 20.00 feet; thence Southwesterly along said curve a distance of 31.42 feet, having a central angle of 90 degrees 00 minutes 00 seconds and a chord of 28.28 feet bearing South 44 degrees 43 minutes 52 seconds West to the point of tangency of said curve; thence South 00 degrees 16 minutes 08 seconds East, a distance of 112.06 feet to the point of curvature of a tangent curve, concave to the Northwest, having a radius of 330.00 feet; thence Southwest along said curve a distance of 154.61 feet, having a central angle of 26 degrees 50 minutes 39 seconds and a chord of 153.20 feet bearing South 13 degrees 09 minutes 11 seconds West to the point of tangency of said curve; thence South 26 degrees 34 minutes 31 seconds West, a distance of 41.06 feet to the point of curvature of a tangent curve, concave to the East, having a radius of 270.00 feet; thence Southerly along said curve a distance of 126.50 feet, having a central angle of 26 degrees 50 minutes 39 seconds and a chord of 125.35 feet bearing South 13 degrees 09 minutes 11 seconds West to the point of tangency of said curve; thence South 00 degrees 16 minutes 08 seconds East, a distance of 46.48 feet; thence South 21 degrees 46 minutes 40 seconds East, a distance of 68.19 feet; thence South 00 degrees 16 minutes 28 seconds East, a distance of 19.06 feet to the point of curvature of a tangent curve, concave to the Northeast, having a radius of 20.00 feet; thence Easterly along said curve a distance of 31.42 feet having a central angle of 90 degrees 00 minutes 00 seconds and a chord of 28.28 feet bearing South 46 degrees 02 minutes 30 seconds East to the North right-of-way line of Lenora Lane; thence South 88 degrees 57 minutes 30 seconds West, a distance of 261.36 feet along said right-of-way line to the East line of an existing tract as described in Document Number 201803654 in the Office of said Recorder; thence North 01 degrees 06 minutes 50 seconds West, a distance of 862.67 feet said East line, the East line of Document Number 201703136, the East line of Lot 1 in Suttle's Addition as shown in Plat Book 10, Page 42, and the East line of an existing tract described in Document Number 201103965 all in the Office of said Recorder to the Point of Beginning. Containing 10.979 acres, more or less. Subject to easements of record.

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EXHIBIT C

M3 Rezoning Description

Part of the Northwest Quarter of Section 36, Township 34 North, Range 12 East of the Second Principal Meridian, Keyser Township in DeKalb County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence South 89 degrees 23 minutes 31 seconds East (Indiana Geospatial Coordinate System - DeKalb County bearing and basis of bearings to follow), a distance of 495.22 feet (495.00 feet Deed) along the North line of said Northwest Quarter and within the right-of-way of State Road 8 to the West line of an existing 1.154 acre tract described in Document Number 201104779 in the Office of the Recorder of DeKalb County, Indiana; thence South 01 degrees 06 minutes 50 seconds East, a distance of 55.02 feet along said West line to the South line of said 1.154 acre tract; thence South 89 degrees 22 minutes 44 seconds East, a distance of 21.42 feet (21.64 feet Deed) along said South line; thence North 88 degrees 53 minutes 23 seconds East, a distance of 500.22 feet (Deed) along a South line of said 1.154 acre tract; thence South 89 degrees 23 minutes 32 seconds East, a distance of 632.90 feet (Deed) along a South line of said 1.154 acre tract to the West line of an existing 1.549 acre tract described in Deed Record 178, Page 195 in the Office of said Recorder; thence South 01 degrees 05 minutes 10 seconds East, a distance of 293.07 feet along said West line and along the West line of Lot 1 in Astral of Auburn Subdivision as shown in Document Number 202000858 in the Office of said Recorder to the **POINT OF BEGINNING** of the herein described tract; thence continuing South 01 degrees 05 minutes 10 seconds East, a distance of 551.35 feet along said West line to the North right-of-way line of Lenora Lane; thence South 88 degrees 57 minutes 30 seconds West, a distance of 892.47 feet along said North right-of-way line to the point of curvature of a tangent curve, concave to the Northeast, having a radius of 20.00 feet; thence Northerly along said curve a distance of 31.42 feet having a central angle of 90 degrees 00 minutes 00 seconds and a chord of 28.28 feet bearing North 46 degrees 02 minutes 30 seconds West to the point of tangency of said curve; thence North 00 degrees 16 minutes 28 seconds West, a distance of 19.06 feet; thence North 21 degrees 46 minutes 40 seconds West, a distance of 68.19 feet; thence North 00 degrees 16 minutes 08 seconds West, a distance of 46.48 feet to the point of curvature of a tangent curve, concave to the East, having a radius of 270.00 feet; thence Northerly along said curve a distance of 126.50 feet, having a central angle of 26 degrees 50 minutes 39 seconds and a chord of 125.35 feet bearing North 13 degrees 09 minutes 11 seconds East to the point of tangency of said curve; thence North 26 degrees 34 minutes 31 seconds East, a distance of 41.06 feet to the point of curvature of a tangent curve, concave to the Northwest, having a radius of 330.00 feet; thence Northeast along said curve a distance of 154.61 feet, having a central angle of 26 degrees 50 minutes 39 seconds and a chord of 153.20 feet bearing North 13 degrees 09 minutes 11 seconds East to the point of tangency of said curve; thence North 00 degrees 16 minutes 08 seconds West, a distance of 112.06 feet to the point of curvature of a tangent curve, concave to the Southeast, having a radius of 20.00 feet; thence Northeasterly along said curve a distance of 31.42 feet, having a central angle of 90 degrees 00 minutes 00 seconds and a chord of 28.28 feet bearing North 44 degrees 43 minutes 52 seconds East to the point of tangency of said curve; thence North 89 degrees 43 minutes 52 seconds East, a distance of 505.35 feet to the point of curvature of a tangent curve, concave to the South, having a radius of 120.00 feet; thence Easterly along said curve a distance of 14.01 feet, having a central angle of 6 degrees 41 minutes 16 seconds and a chord of 14.00 feet bearing South 86 degrees 55 minutes 30 seconds East to the point of tangency of said curve; thence South 83 degrees 34 minutes 53 seconds East, a distance of 79.63 feet to the point of curvature of a tangent curve, concave to the Southwest, having a radius of 20.00 feet; thence Southeasterly along said curve a distance of 15.50 feet, having a central angle of 44 degrees 24 minutes 55 seconds and a chord of 15.12 feet bearing South 61 degrees 22 minutes 25 seconds East to the point of reverse curvature of a tangent curve, concave to the North, having a radius of 50.00 feet; thence Easterly along said curve a distance of 78.40 feet, having a central angle of 89 degrees 50 minutes 29 seconds and a chord of 70.61 feet bearing South 84 degrees 05 minutes 12 seconds East; thence North 89 degrees 43 minutes 52 seconds East, a distance of 144.73 feet to the Point of Beginning. Containing 11.739 acres, more or less. Subject to easements of record.