

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**PLAN COMMISSION REPORT
TO COMMON COUNCIL**

Location	<p>Plan Commission Docket #21-30 Rezone Request submitted by Melissa Garrard representing Forestar Group</p> <p>The subject property is located east of Elm Swamp Road, north of Angilee Way at the approximate address of 2501 Elm Swamp Road, Lebanon, Indiana 46052. The subject property contains 45.51 acres and is presently zoned Planned Unit Development (PUD).</p>
Project Overview	<p>The Lebanon Common Council, in August 2003, adopted a PUD rezone and ordinance for the subject property to facilitate the construction of a residential neighborhood to be called Bradford Village. The neighborhood was proposed to be smaller lots with rear-facing garages fed by alleys. The neighborhood was never constructed and the property has remained an agricultural field since that time. The current applicant is interested in constructing a more traditional single-family neighborhood on larger lots than proposed in the PUD with front-facing garages fed by the street system. In order to facilitate the current proposal, the PUD rezone adopted in 2003 will need to be rezoned back to Single-Family Residential (SF2).</p> <p>Procedural Ordinance Process:</p> <p>The Official Zoning Map incorporated by reference in the Unified Development Ordinance may be amended as necessary upon receipt of a petition for rezone signed by the owner of the subject property. The Zoning Map Amendment may be adopted by the Common Council after review by the Plan Commission according to the following procedures.</p> <p>The City of Lebanon Unified Development Ordinance provides review criteria established in Indiana Code 36-7-4-603 to guide the Plan Commission when deliberating a recommendation regarding a proposed rezoning.</p> <ul style="list-style-type: none">Criteria 1 – Consistency with the goals, objectives, and policies of the Comprehensive PlanCriteria 2 – Compatibility with adjacent uses and improvementsCriteria 3 – Desirability of the proposed land useCriteria 4 – Impact on property valuesCriteria 5 – Responsible growth and development <p>Criteria 1 – Consistency with Comprehensive Plan</p> <p>The Future Land Use Map from the Lebanon Comprehensive Plan is used as a guide and represents the desired land use throughout the community. Zoning typically conforms with the land use designation, although it is not required to, and is the legal</p>

implementation of the land use. The subject property is designated for “single-family residential” uses on the Future Land Use Map.

Staff Finding: The subject rezoning to Single-Family Residential (SF2) is consistent with the goals, objectives, and policies of the Lebanon Comprehensive Plan.

Criteria 2 – Compatibility with Adjacent Uses

Location	Current Zoning	Existing Land Use
North of Subject Property	Single-Family Residential (SF2)	Single-Family Residential
South of Subject Property	Single-Family Residential (SF1)	Single-Family Residential
West of Subject Property	Single-Family Residential (SF2) and PUD	Church and Single-Family Residential
East of Subject Property	Boone County APC Jurisdiction	Agricultural

Staff Finding: The subject rezoning to Single-Family Residential (SF2) is compatible with existing uses and zoning on adjacent properties.

Criteria 3 – Desirability of Land Use

The rezone to Single-Family Residential (SF2) is being proposed in order to construct a single-family residential neighborhood. The proposed zoning district and use would not only be compatible with surrounding land uses but would be a desirable land use given the existing pattern of development.

Staff Finding: The subject rezoning to Single-Family Residential (SF2) is a desirable land use within the proposed area.

Criteria 4 – Impact on Property Values

The proposed rezone to Single-Family Residential (SF2) is consistent and complementary to the adjacent land uses. The conceptual plan for the subject property would have no negative impacts on surrounding landowners.

Staff Finding: The subject rezoning to Single-Family Residential (SF2) would have no negative impact on property values in the area.

Criteria 5 – Responsible Growth

The proposed land use is consistent with the surrounding land uses and is served by existing utilities and infrastructure. The site is essential and infill site between two existing residential neighborhoods.

Staff Finding: The subject rezoning to Single-Family Residential (SF2) represents responsible growth and development.

**Plan Commission
Action**

Plan Commission Action

The request to rezone the subject property to Single-Family Residential (SF2) was forwarded by the Plan Commission to the Common Council with a **favorable recommendation**.