

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
JANUARY 19, 2021 PUBLIC HEARING**

A. Case Number	Docket #21-1
B. Applicant	Chuck Hunt
C. Location	The subject property is located at 845 Indianapolis Avenue, Lebanon, Indiana 46052.
D. Acreage and Zoning	The subject property contains 0.65 acres and is presently zoned General Industrial (ID) and within the Thoroughfare Overlay District.
E. Parcels	Parcel 1 – 015-236-0000
F. Existing Land Use	Industrial building and parking lot.
G. Petition Request	<p>The petitioner, Chuck Hunt, is requesting a rezone from General Industrial (ID) to Planned Business Commercial (PBC). This request is not necessarily to support a particular project, but the applicant has received inquiries about redeveloping this site for commercial uses. The rezone request is primarily to market the site and streamline the approval process if and/or when a commercial project moves forward.</p>
H. Ordinance Process	<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> <p>Criteria 1 – Consistency with the goals, objectives, and policies of the Comprehensive Plan Criteria 2 – Compatibility with adjacent uses and improvements Criteria 3 – Desirability of the proposed land use Criteria 4 – Impact on property values Criteria 5 – Responsible growth and development</p>

Criteria 1 – Consistency with Comprehensive Plan

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 implementation of the land use. The subject property is designated for “commercial” uses on the Future Land Use Map and promotes a variety of commercial types including office, retail, restaurants, and professional services.

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) 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	General Industrial (ID)	Industrial Use
South of Subject Property	General Industrial (ID)	Industrial/Commercial Uses
West of Subject Property	General Industrial (ID)	Commercial/Vacant/ Restaurant Uses
East of Subject Property	General Industrial (ID)	Industrial Use

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) is **COMPATIBLE** with existing uses and zoning on adjacent properties.

Criteria 3 – Desirability of Land Use

The applicant is proposing the rezone to Planned Business Commercial (PBC) in order to support the potential redevelopment of the site for commercial/retail uses. Given the mix of commercial and industrial uses in the area and the proximity of the site to the SR 32 gateway on the east side of the community, the redevelopment of the site, bringing it up to current standards for architecture and landscaping, would be a desirable solution for the site.

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) **IS** a desirable land use within the proposed area.

Criteria 4 – Impact on Property Values

The change of land use permitted in the Planned Business Commercial (PBC) zoning classification would allow a variety of commercial/retail uses and would encourage the redevelopment of the site, bringing it up to current architectural and landscaping standards within the Thoroughfare Overlay District. The addition of a new commercial use and upgraded site would likely have a positive impact on property values in the area.

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) **WILL NOT HAVE** a negative impact on property values in the area.

Criteria 5 – Responsible Growth

The rezone to Planned Business Commercial (PBC) would complement the variety of commercial and industrial uses within the area. Because this is a redevelopment opportunity, the site is adequately served by all necessary utilities.

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) **DOES** represent responsible growth and development.

Staff Recommendation

In review of the rezoning request to Planned Business Commercial (PBC), Lebanon Planning Staff recommends this petition be forwarded by the Plan Commission to the Common Council with a **favorable recommendation**.

I. Staff Recommendation