

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
SEPTEMBER 20, 2021 PUBLIC HEARING**

Project Overview:

**Docket #21-44 – Beazer Homes Indiana Annexation of Butler-Ross Property
(Located at the northwest corner of 300 N and SR 39)**

The City of Lebanon Common Council will be considering an annexation request (annexation ordinance first reading on September 27, 2021) for 33.74 acres that is generally located at the northwest corner of 300 N and SR 39. See the attached site map for the exact boundaries of the proposed annexation.

Per the Unified Development Ordinance Section 1.8, before the Common Council can consider an ordinance for annexation, the Lebanon Plan Commission shall hold a public hearing and make a recommendation on the new zoning classification for the potential annexed territory to the Common Council. Newly annexed land submitted without a development proposal or concept plan shall be classified into the Single-Family (SF) zoning district, or at the discretion of the Plan Commission, a suitable district that is consistent with the recommendations of the Lebanon Comprehensive Plan.

The Lebanon Comprehensive Plan Future Land Use Map designates this area for single-family residential land uses. The residential land use designation provides for primarily single-family detached housing, townhomes and duplexes, and multi-family housing at all levels of housing value. Because the proposed annexation is at the current edge of city limits, the development pattern in the general vicinity of the proposed annexation is agricultural and large lot single-family residential uses.

Beazer Homes submitted the petition for annexation for the land included in this annexation request and it is anticipated that they intend to develop this property as a single-family residential community.

Plan Commission Action:

There is currently no development proposal or concept plan for the subject property, therefore the UDO contemplates the Single-Family Residential (SF) zoning district. Planning Staff recommends that the **Plan Commission recommend the Single-Family Residential (SF) zoning classification to the Common Council** for the proposed annexed territory.