

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**PLAN COMMISSION REPORT
TO COMMON COUNCIL**

A. Case Number	Docket # 21-15
B. Applicant	Bryan Stumpf representing 11th Street Development
C. Location	The subject property is generally bordered by Noble Street to the south and is on both the east and west sides of Patterson Street.
D. Acreage	The subject property contains 10.71 acres.
E. Current Zoning	The property is currently zoned Single-Family Residential (SF2).
F. Current Land Use	Agricultural/Undeveloped
G. Adjacent Land Uses	North: Existing single-family, Industrial East: Existing single-family/duplexes South: Existing single-family/duplexes/industrial West: Existing single-family/duplexes/railroad
H. Action Requested	Planned Unit Development Rezone The applicant is requesting a rezone to a Planned Unit Development (PUD) with the underlying zoning district established as Single-Family Residential (SF3) in order to develop the property as a single-family and cottage residential neighborhood. The PUD process affords the applicant the opportunity to prepare an ordinance documenting the development standards that apply to the district, particularly where standards will vary from the underlying SF3 zoning district.
I. Ordinance Process	Procedural Ordinance Process: Planned Unit Development The process to establish a Planned Unit Development allows for additional development flexibility and innovative approaches than are possible through the application of customary zoning regulations. The Unified Development Ordinance (UDO) permits any zoning district to be rezoned for the creation of a PUD. The process requires the development of a concept plan that provides general characteristics of the development such as vehicular and pedestrian circulation, lot layout, infrastructure and drainage, and other pertinent development features. The concept plan is required to be accompanied by a PUD Ordinance that documents the development standards that apply to the proposed PUD district. The ordinance will also include any specific written commitments that are being proposed as part of the development.

J. Project Description

Project Description

The applicant is requesting a rezone to a Planned Unit Development District to be known as “Noble” that would allow for single-family and cottage residential development. The applicant is proposing to develop the neighborhood with 30 cottage units and 54 single-family units as depicted on the included Concept Plan. Where the PUD Ordinance does not address a specific standard or requirement, the standards of the underlying zoning district (SF3) would apply.

Development Standards

The table below outlines the lot development standards proposed in the Noble PUD as compared to the UDO requirements in the SF2 zoning district.

	Noble Requirement		UDO – SF3
	Cottage	Single-Family	
Min. Lot Area	2400 SF	2750 SF	7500 SF
Min. Lot Width	40 feet	25 feet	65 feet
Min. Lot Frontage	0 feet	20 feet	40 feet
Min. Front Yard Setback	5 feet	20 feet	25 feet
Min. Side Yard Setback	5 feet	5 feet	7.5 feet
Min. Rear Yard Setback	5 feet	15 feet	15 feet
Max. Building Height	35 feet	35 feet	35 feet
Max. Lot Coverage	65%	70%	45%
Min. Total Living Area	750 SF	1100 SF	1200 SF
Min. Open Space	10%	10%	-
Max. Dwelling Units	30	54	-

Architectural/Landscape Standards

The applicant has provided character exhibits to the ordinance that provide examples of the exterior elevations proposed for the cottage and single-family product. They do not necessarily represent the final design, but do establish a benchmark for the quality and appearance of the buildings within the development and provide examples of specific design elements and development patterns that comply with the PUD ordinance. The elevations will be included as character exhibits within the PUD ordinance to ensure that any potential future home elevations that may be added to the neighborhood or any changes proposed will reflect the same character as currently proposed. The following are several specific architectural requirements committed by the applicant.

- Anti-Monotony – Adjacent front facades may repeat the same elevation, but not the same color palette. The field and accent colors on adjacent homes cannot be the same. In addition, no single front elevation house design can constitute more than 40% of the front elevation house designs within the subdistrict.
- Corner Lots – Homes on corner lots shall include a minimum of 45 SF of windows on the side of the home facing the street in window sizes appropriate to the architectural style of the home.
- Overhangs – All homes will meet the UDO standard for side gable overhangs of 9 inches.

- Siding – Exterior materials shall be masonry (brick, stone, stucco), fiber cement siding, wood/composite lap or cedar shake siding, or vinyl siding with minimum thickness of 0.044. Aluminum siding is prohibited. As an alternate to the UDO masonry requirement, front elevations may include a minimum of two siding materials, textures, or colors or a covered front porch.
- Windows – All windows, doors, and corners shall have wood or vinyl surrounds 5 ½ inches on the front elevation and 3 ½ inches on the sides and rear.
- Garages – In the cottage subdistrict, homes will not include an attached garage, but rather will be provided with two parking spaces along the street through the development (Ash Street extended). The single-family subdistrict homes will provide a one-car attached garage with a second space available in the driveway. The concept plan also provides for 20+ on-street parking spaces within the development for guests in the neighborhood.

The following are highlighted landscaping standards committed by the applicant:

- Lot Landscaping – All homes shall include at least one front yard tree and eight shrubs in a front foundation planting bed.
- Street Trees – Street trees will be provided per ordinance requirements in both the single-family and cottage subdistricts.
- The cottages are all designed to front on a landscaped courtyard area rather than directly along a street frontage. These courtyards both serve as common area for the residents but also to direct stormwater from the site.

K. Decision Criteria

The Unified Development Ordinance establishes five decision criteria when reviewing any Planned Unit Development Rezoning and Ordinance applications that should be considered by the Plan Commission.

The extent to which the proposal fulfills the requirements and intent of the Comprehensive Plan and any other applicable, adopted planning studies or reports:

The 2019 Lebanon Comprehensive Plan indicates that the proposed location should be developed as single-family residential uses. This land use designation is intended for primarily residential subdivisions of varying lot and dwelling sizes. In addition, the plan encourages residential infill and beautification efforts that enhance existing neighborhoods. This infill should be mixed-density residential options that complement the surrounding area.

The proposed development by the applicant is consistent with the future land use designation from the 2019 Lebanon Comprehensive Plan.

The current conditions and the character of current structures and uses in each zoning district:

The Noble PUD is proposed in a location that is a mix of primarily residential uses with a few industrial uses within the vicinity. The residential mix includes both owner and renter occupied structures and both single-family and duplex homes. Many of the homes were originally constructed without attached garages, but a number of properties have since added detached garages.

The most desirable use of which the land in each district is adopted:

As previously stated, the Lebanon Comprehensive Plan contemplates residential uses for this property and would be the most desirable developed use for the subject property. Although the proximity to industrial uses and the railroad does present some challenges, the neighborhood is primarily residential uses and that is the most desirable development option.

The conservation of collective property values throughout the City of Lebanon as a whole:

It is not anticipated that the development proposed by the applicant will have a negative impact on property values throughout the city. At a more micro level, the proposed neighborhood is consistent in character and quality with the neighborhoods directly adjacent and in the surrounding area. The values proposed within this development are anticipated to have a positive impact on the surrounding area.

Responsible growth and development:

The development is planned for a property that is surrounded by residential development and is either already served by all necessary public utilities or the utilities will be extended at the developer's expense. The proposed development will not cause any undue strain, either financial or otherwise, to city budgets, facilities, or amenities. In addition, the development will be required to meet all applicable standards, including the accommodation of drainage, which is critical to the development of this property.

**L: Plan Commission
Action:**

Plan Commission Action:

The Advisory Plan Commission held a public hearing regarding the PUD rezoning request at their regularly scheduled meeting on April 19, 2021. The **Plan Commission has forwarded the request to the Common Council with a favorable recommendation** by a 5-2 vote, certified by the Commission Secretary on April 20, 2021 (copied included in packet).