

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
MARCH 21, 2022 PUBLIC HEARING**

A. Case Number	Docket # 22-10
B. Applicant	Alex Intermill representing Card & Associates Athletic Facilities, LLC
C. Location	The subject property is generally located at the southeast corner of Interstate 65 and State Road 39
D. Acreage	The subject property contains approximately 94.6 acres.
E. Current Zoning	The property is currently zoned Planned Business Commercial (PBC).
F. Current Land Use	Agricultural/Undeveloped
G. Adjacent Land Uses	North: Interstate 65 interchange East: Agricultural/Undeveloped South: Agricultural/Undeveloped West: Commercial/Industrial
H. Action Requested	<p>Planned Unit Development Rezone</p> <p>The applicant is requesting a rezone to a Planned Unit Development (PUD) in order to develop the subject property as a mixed-use development anchored by a 200,000 square foot indoor sports facility and additionally supported by hospitality, entertainment, restaurant, retail, and senior living facilities. The proposed underlying zoning districts are based on the associated use districts within the overall plan, including Planned Business Commercial (PBC) and Multi-Family Residential (MF).</p> <p>Because of the magnitude of the project and the varying and unique uses proposed, Staff determined that the PUD rezoning process was most appropriate. The PUD process affords the applicant the opportunity to prepare an ordinance documenting the development standards that apply to the districts, particularly where standards will vary from the underlying zoning district in order to accommodate a particular use type.</p>
I. Ordinance Process	<p>Procedural Ordinance Process:</p> <p>Unified Development Ordinance Process for Planned Unit Development</p> <p>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</p>

J. Project Description

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.

Project Description

The applicant is requesting a rezone to a Planned Unit Development District to be known as “Lebanon Fieldhouse” that would allow for a mixed-use development. The conceptual plan for the Lebanon Fieldhouse PUD identifies two use districts, each with a specific underlying zoning district and series of development and architectural standards. Where the PUD Ordinance does not address a specific standard or requirement, the standards of the underlying zoning district would apply.

Commercial and Fieldhouse Subdistrict

The Commercial and Fieldhouse subdistrict is planned for the fieldhouse facility and a variety of supporting commercial/retail uses such as restaurants, medical office, hotels, and entertainment. The underlying zoning district is Planned Business Commercial (PBC), but would permit all uses within the PBC, CB, and IN zoning districts.

Development Standards

The table below outlines the development standards proposed within the Commercial and Fieldhouse Subdistrict.

Minimum Lot Size	No Minimum
Minimum Lot Width	No Minimum
Minimum Lot Frontage	No Minimum
Min/Max Front Setback	Max Setback-20 Feet
Min Side Setback	No Minimum
Min Rear Setback	No Minimum
District Perimeter Setback	10 Feet
Max Building Height	80 Feet
Max Impervious Lot Coverage	90%

Architectural/Landscape Standards

The applicant is proposing to meet all applicable architectural and landscape standards for the zoning districts and the Interstate and Thoroughfare Overlay Districts aside from a few minor changes identified below:

1. The PUD ordinance would allow deviations of up to 30% from the required landscape standards to allow for flexibility in the design of the individual commercial lots. This would provide the opportunity to implement a more urban design feel along certain internal roadways.
2. Lots along State Road 39 would be required to provide the Thoroughfare Overlay buffer yard and plantings but would not also be required to provide the parking and landscaping setback in addition.

3. Exterior materials shall include stone, masonry, and aluminum composite materials for 75% of the façade with the remaining areas additionally permitting EIFS, cement paneling, or textured concrete.

Signage Standards

Due to the overall scale of this project, the applicant is proposing larger and additional multi-tenant signage for the commercial/retail district. The district would be permitted primary shopping center signage at all major commercial entrances with a minimum separation of 1000 feet and one additional primary sign along the Interstate 65 frontage. These primary signs shall be a maximum height of 25 feet and maximum square footage of 200 SF. Secondary shopping center signage shall be permitted at all commercial entrances where primary signage is not permitted due to the separation requirement. These signs shall be a maximum height of 12 feet and maximum square footage of 48 SF. Individual ground signs are permitted, but cannot be placed on the same frontage where shopping center signs are located and are not permitted along Interstate 65, State Road 39, or Enterprise Drive.

Residential Subdistrict

The Residential Subdistrict is planned as a senior targeted development that includes a series of four-unit buildings supported by a community clubhouse. The underlying zoning district is Multi-Family Residential (MF).

Development Standards

The table below outlines the development standards proposed within the Commercial and Fieldhouse Subdistrict.

Minimum Lot Size	No Minimum
Minimum Lot Width	No Minimum
Minimum Lot Frontage	No Minimum
Min/Max Front Setback	Per MF Standards, 60/40 Feet depending on frontage
Min Side Setback	Per MF Standards, 50 Feet
Min Rear Setback	Per MF Standards, 30 Feet
District Perimeter Setback	10 Feet
Max Building Height	80 Feet
Max Impervious Lot Coverage	80%
Min Living Area	600 SF
Maximum Density	18 units/acre

Architectural/Landscape Standards

The applicant is proposing to meet all applicable architectural and landscape standards for the zoning districts and the Interstate and Thoroughfare Overlay Districts aside from a few minor changes identified below:

1. Masonry requirements shall not be enforced on any façade that is 100% fiber cement including a minimum of two siding styles.
2. Three-tab shingles are prohibited.
3. Flat roofs shall contain a cornice or molding and vary in height, horizontal placement, or shape every 50 feet.

4. Minimum garage width is 11 feet and internal access from attached garages to individual units is not required.

Parking Standards

The applicant is proposing a variation of the city’s parking standards associated with their residential units that is more applicable to the type of senior tenants they anticipate. The following information indicates the proposed standard versus the standard of the UDO.

	<u>Proposed Standard</u>	<u>UDO Standard</u>
Efficiency	1.0 spaces/unit	1.5 spaces/unit
One bedroom	1.5 spaces/unit	1.5 spaces/unit
Two bedroom	1.75 spaces/unit	2 spaces/unit
Three bedroom	2 spaces/unit	2 spaces/unit

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 City of Lebanon Comprehensive Plan identifies the area contained within this proposal as primarily destination commercial. The Destination Commercial district is planned for major sports or entertainment, hospitality, retail, and restaurant uses.

The proposed development by the applicant is consistent with the Destination Commercial future land use designation from the 2019 Plan. The fieldhouse facility is anticipated to generate 60,000+ visitors per month, which will generate a need for additional hospitality, entertainment, retail, and restaurant uses. This proposed development fulfills the goals established in the comprehensive plan for this area.

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

The Lebanon Fieldhouse PUD is in a quadrant of the SR 39 interchange that is primarily undeveloped at this time. However, the City has maintained ownership of the former Holiday Inn site at the corner in order to encourage a mixed use development that would be anchored by a destination type of use, like a sports fieldhouse. The area is master planned for this proposed development and additional supporting uses to the south and east.

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

As previously stated, the Lebanon Fieldhouse PUD helps to further many of the objectives established in the comprehensive plan. The proposal creates a desirable mix of land uses based on proximity to the interstate and to other amenities and services. Because of the attraction of the development, many additional amenities and services are expected to develop around this area once the proposed project moves forward.

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. The proposal will provide amenities and services that represent the highest quality of design and should have a positive impact on values.

Responsible growth and development:

This area of the community is not currently served by public utilities other than electric. However, the scale of the proposal warrants extension of utilities to the area and the extension will be a joint private and public project and provide additional capacity for adjoining properties.

L: Staff Conclusion:

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In review of the submitted Planned Unit Development Rezone and Ordinance as presented, Lebanon Planning Staff finds compliance with the Unified Development Ordinance established decision criteria and recommends the Plan Commission forward the Planned Unit Development Rezone and Ordinance to the Common Council with a favorable recommendation.