

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

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

Project Overview:

Docket #22-15 – Jason and Christy Labrie Property Annexation (East side of 100 E directly south of 1995 S 100 E)

The City of Lebanon Common Council will be considering an annexation request (annexation ordinance first reading on March 28, 2022) for 0.65 acres that is generally located on the east side of 100 E just south of property with the address of 1995 S 100 E. 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 the area that includes this property as Agricultural. The property owner owns the home directly north of the subject property, which is in city limits, and would like to have their remaining parcel annexed so their entire property will be within one jurisdiction. This will allow them the ability to more easily make improvements to their property. Their future plans would be consistent with the Agricultural future land use from the comprehensive plan.

Plan Commission Action:

The UDO contemplates the Single-Family Residential (SF) zoning district upon annexation, which is the zoning district for the adjoining property within city limits. Planning Staff recommends that the **Plan Commission recommend the Single-Family Residential (SF) zoning classification to the Common Council** for the proposed annexed territory.