

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
JANUARY 18, 2022 PUBLIC HEARING**

<p>Project Overview:</p>	<p>Docket #22-2 – Arbor Homes Annexation of Crow Family Farms LLC Property (Located on the north side of 100 S just west of 300 E)</p> <p>The City of Lebanon Common Council will be considering an annexation request (annexation ordinance first reading on January 24, 2022) for 231.94 acres that is generally located on the north side of 100 S just west of 300 E. See the attached site map for the exact boundaries of the proposed annexation.</p> <p>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.</p> <p>The Lebanon Comprehensive Plan Future Land Use Map designates this area north of CR 100 S as agricultural. That being said, the comprehensive plan is intended to be an educated guess of location and amount of potential development within a 5-10 year time horizon. At the time the future land use map was created 3+ years ago, the committee expected growth to occur adjacent to existing developed city limits and potentially near the south end of the community proximate to the SR 267 exit. The landscape in this particular area has significantly changed with the approval of the Waterford development immediately south, which has created opportunities for other development in the area. The committee could not have anticipated the potential for annexation and development within this proposed annexation territory.</p> <p>Arbor 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.</p>
<p>Plan Commission Action:</p>	<p>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.</p>