

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

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

<b>A. Case Number</b>	Docket # 22-24
<b>B. Applicant</b>	Caitlin Dopher representing Arbor Homes
<b>C. Location</b>	The subject property is generally located at the northwest corner of CR 100 S and CR 300 E.
<b>D. Acreage</b>	The subject property contains approximately 232 acres.
<b>E. Current Zoning</b>	The property is currently zoned Single-Family Residential (SF).
<b>F. Current Land Use</b>	Agricultural/Undeveloped
<b>G. Adjacent Land Uses</b>	<b>North: Agricultural/Undeveloped</b> <b>East: Agricultural/Undeveloped and rural single-family uses</b> <b>South: Rural single-family and proposed Waterford development</b> <b>West: Proposed Waterford development</b>
<b>H. Action Requested</b>	<p><b>Planned Unit Development Rezone</b></p> <p>The applicant is requesting a rezone to a Planned Unit Development (PUD) in order to develop the subject property as a large-scale residential development with multiple residential types called Stonehorse. There are four different residential types that provide for different markets, home sizes, and home prices. The proposed underlying zoning district is Single-Family Residential (SF2), which defines the uses permitted on the subject site.</p> <p>Because of the magnitude of the project and the varying lot sizes and housing types 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>
<b>I. Ordinance Process</b>	<p><b>Procedural Ordinance Process:</b></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 “Stonehorse” that would allow for a residential development with multiple housing types. A concept plan has been submitted that highlights the road layout and housing districts, along with proposed amenity areas, trails, and buffers.

The following is an overview of the four housing districts along with associated lot sizes and design standards.

Development Standards

The table below outlines the development standards proposed for each of the four housing types.

	Silverthorne	Arbor
Min. Total Living Area	1800 SF – Ranch 2200 SF – 2-Story	1200 SF – Ranch 1600 SF – 2-Story
Max. Number of Dwelling Units	147	235
Maximum Density (units/acre)	1.8	3.1
Minimum Lot Size	10,500 SF	7,800 SF
Min. Lot Width	75 feet	60 feet
Min. Setback, Front	30 feet	20 feet
Min. Setback, Side	6 feet	5 feet
Min. Setback, Rear	15 feet	15 feet
Max. Building Height	35 feet	35 feet
Max. Impervious Lot Coverage	55%	60%
Front Garage Proportions	50% 3 <sup>rd</sup> car: N/A	50% 3 <sup>rd</sup> car: N/A

	Genesis	Destination
Min. Total Living Area	1150 SF – Ranch 1800 SF – 2-Story	1500 SF – Ranch
Max. Number of Dwelling Units	90	100
Maximum Density (units/acre)	3.1	2.43
Minimum Lot Size	2920 SF	8370 SF
Min. Lot Width	40 feet	62 feet
Min. Setback, Front	20 feet	20 feet
Min. Setback, Side	5 feet	5 feet
Min. Setback, Rear	10 feet	15 feet
Max. Building Height	35 feet	35 feet
Max. Impervious Lot Coverage	65%	60%
Front Façade Proportions	N/A	50% 3 <sup>rd</sup> car: N/A

Architectural/Landscape Standards

The applicant has provided character exhibits that represent the quality and broad design criteria expected for each housing type within the development. To ensure that character is represented in practice, it is important to ensure that the standards outlined in the PUD ordinance complement the character exhibits as well. Staff has reviewed the submitted draft PUD ordinance and, primarily, the applicant intends to meet the architectural design standards from the UDO.

Anti-Monotony: No house can be of the same front elevation design as any other house within three lots along the same block face or directly across the street.

Corner Lots: Homes built on corner lots must have a minimum of one window on ranch homes and two windows on a two- or three-story home of minimum size 3’ by 5’ on the side of the home facing the street.

Facades: All dwellings will have a minimum 50% masonry on the front façade.

Homes may include a masonry wainscot up to the lowest first floor windowsills but must also include a minimum of two siding styles. On side and rear elevations facing a public street, homes shall include a masonry wainscot up to the lowest first floor windowsills but does not apply for homes using 100% fiber cement. All windows, doors, and corners will have a minimum four-inch wood or vinyl surround, shutters, decorative trim, or headers. These standards do not apply to the Genesis lots.

Roof: Three-tab shingles are not permitted.

Landscape Standards: The applicant is proposing to meet all required residential lot landscaping standards. The standard includes two trees and eight shrubs in the front yard and an additional tree and 8 shrubs in the side yard facing a street on a corner lot. Buffer B is required between any residential use and adjacent existing residential, commercial or industrial uses.

**K. Decision Criteria**

Amenities: The applicant is proposing three amenity areas within the overall development, one in each of the three major sections tailored to the types of residents that are typical of those product lines. The primary amenity area in the center of the development conceptually includes a pool and clubhouse, playground, and volleyball court adjacent to a lake. Other amenity spaces include a playground in one and pickleball and bocce courts in the other. This site is also adjacent to the Big 4 Trail route. The applicant is proposing to construct this segment of the trail and include landscaping to provide a buffer for adjacent residential uses. The amenity areas and Big 4 Trail are all connected via an internal trail network that runs throughout the development.

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 agricultural. Areas identified as agricultural were not anticipated to develop in any manner during the 5-10 year window analyzed in the comprehensive planning process.*

The proposed development by the applicant is not necessarily consistent with the agricultural future land use designation from the 2019 Plan. However, 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 expected development patterns in this area significantly changed when the Waterford development was approved. Outside of the future land use map, this development checks the boxes of many objectives of the plan including creating opportunities for diverse housing options, ensuring new housing developments reflect community character, and expanding park and public space programming, among others.

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

The Stonehorse PUD is in an area of the community that is primarily undeveloped at this time. However, the future of this area changed significantly when the 2000-acre Waterford development was approved two years ago, bringing utilities to the area and generating additional development interest.

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

As previously stated, the Stonehorse PUD helps to further many of the objectives established in the 2019 comprehensive plan. The proposal creates a desirable mix of land uses based on proximity to the interstate and to other amenities and services.

**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 represents 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 presence of the Waterford development will bring public utilities to this area with excess capacity to serve adjacent properties. This excess capacity is intended to serve the subject property and has been designed to do so.

**L: Staff Conclusion:**

**Staff Conclusion:**

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.