

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

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

A. Case Number	Docket #22-27
B. Applicant	Liz Qua, Habitat for Humanity of Boone County
C. Location	The subject property is located at 1720 S East Street, Lebanon, Indiana 46052.
D. Acreage and Zoning	The subject property contains 0.7 acres and is presently zoned Planned Business Commercial (PBC) .
E. Parcel(s)	015-23500-01
F. Existing Land Use	The subject property is currently vacant/unimproved.
G. Petition Request	Planning Staff has been approached by the new property owner who is exploring residential investment options on the subject property. The current zoning of the property does not support residential land uses so Staff worked with the owner to determine the most appropriate residential zoning district based on the current lot configuration. The owner is proposing to subdivide the lot into three lots that would be complementary to lot sizes in the area. The proposed lot sizes meet the requirements of the Single-Family Residential (SF3) zoning district.
H. Ordinance Process	<p>Procedural Ordinance Process:</p> <p>The Official Zoning Map incorporated by reference in the Unified Development Ordinance may be amended as necessary upon receipt of a petition for rezone signed by the owner of the subject property. The Zoning Map Amendment may be adopted by the Common Council after review by the Plan Commission according to the following procedures.</p> <p>The City of Lebanon Unified Development Ordinance provides review criteria established in Indiana Code 36-7-4-603 to guide the Plan Commission when deliberating a recommendation regarding a proposed rezoning.</p> <p>Criteria 1 – Consistency with the goals, objectives, and policies of the Comprehensive Plan</p> <p>Criteria 2 – Compatibility with adjacent uses and improvements</p> <p>Criteria 3 – Desirability of the proposed land use</p> <p>Criteria 4 – Impact on property values</p> <p>Criteria 5 – Responsible growth and development</p>

Criteria 1 – Consistency with Comprehensive Plan

The Future Land Use Map from the Lebanon Comprehensive Plan is used as a guide and represents the desired land use throughout the community. Zoning typically conforms with the land use designation, although it is not required to, and is the legal implementation of the land use. The subject property is designated for “commercial” uses on the Future Land Use Map.

Staff Finding: Although the subject rezoning to Single-Family Residential (SF3) is not expressly consistent with the goals, objectives, and policies of the Lebanon Comprehensive Plan, the subject lot is not of a size or in a location that is conducive to typical commercial development. Given the mix of land uses in the immediate area, the proposed rezone is appropriate.

Criteria 2 – Compatibility with Adjacent Uses

Location	Current Zoning	Existing Land Use
North of Subject Property	Planned Business Commercial (PBC)	Single-Family Residential
South of Subject Property	Planned Business Commercial (PBC)	Office
West of Subject Property	Planned Business Commercial (PBC)	Office
East of Subject Property	Institutional (IN)	Single-Family Residential

Staff Finding: The subject rezoning to Single-Family Residential (SF3) is compatible with existing uses and zoning on adjacent properties.

Criteria 3 – Desirability of Land Use

The rezone to Single-Family Residential (SF3) is being proposed in order to allow the existing lot to be subdivided into appropriate residential lots for single-family development. The proposed zoning district and use would not only be compatible with surrounding land uses but would be a desirable land use given the existing pattern of development. The proposed subdivision to three lots would include lots that are 67 feet wide and 150 feet deep and over 10,000 square feet. Lot widths in the area range from 60 to 90 feet and lot sizes range from 7,500 to well over 10,000 square feet.

Staff Finding: The subject rezoning to Single-Family Residential (SF3) is a desirable land use within the proposed area.

Criteria 4 – Impact on Property Values

The immediate area contains a variety of single-family, multi-family, and non-residential land uses. The proposed single-family land use would be the most

appropriate land use for the subject property and would be consistent with adjacent land uses.

Staff Finding: The subject rezoning to Single-Family Residential (SF3) would have no negative impact on property values in the area.

Criteria 5 – Responsible Growth

The rezone to Single-Family Residential (SF3) would allow for the development of a desirable land use on the subject residential lots. The area is served by existing road, water, sanitary, and storm sewer utilities.

Staff Finding: The subject rezoning to Single-Family Residential (SF3) represents responsible growth and development.

Staff Recommendation

In review of the rezoning request to Single-Family Residential (SF3), Lebanon Planning Staff recommends this petition be forwarded by the Plan Commission to the Common Council with a favorable recommendation.

I. Staff Recommendation