

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
AUGUST 15, 2022 PUBLIC HEARING**

A. Case Number	Docket #22-52
B. Applicant	GRD Properties, LLC
C. Location	The subject property is located at 600 and 650 South State Road 39, Lebanon, Indiana 46052.
D. Acreage and Zoning	The subject property contains 3.02 acres and is presently zoned Planned Business Industrial (PBI).
E. Parcel(s)	Parcel 1 – 015-11470-00 Parcel 2 – 015-37300-00 Parcel 3 – 015-37300-01 Parcel 4 – 015-11850-00
F. Existing Land Use	Commercial (Donaldson’s Chocolate, Employment agency)
G. Petition Request	Planning Staff has been approached by the property owner of Donaldson’s Chocolates about potential future expansion/development of their site on State Road 39. The owner is considering potential commercial uses for the site, but the site is currently zoned primarily for industrial uses so the zoning would need to change in order to facilitate future investment. The adjoining neighbor to the south (650 S SR 39) also owns a commercial building and has requested a similar rezoning to a commercial district to allow for further investment. After evaluation of the options, Staff made the determination that a rezone to Planned Business Commercial (PBC) would most closely align with the owner’s investment opportunities and would be consistent with the city’s future plans for the area as well.
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>

- Criteria 2 – Compatibility with adjacent uses and improvements
- Criteria 3 – Desirability of the proposed land use
- Criteria 4 – Impact on property values
- Criteria 5 – Responsible growth and development

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 “industrial” uses on the Future Land Use Map, but in this case, the subject sites are not sized appropriately to support industrial uses and have historically been used for commercial uses.

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) is consistent with the goals, objectives, and policies of the Lebanon Comprehensive Plan.

Criteria 2 – Compatibility with Adjacent Uses

Location	Current Zoning	Existing Land Use
North of Subject Property	Planned Business Industrial (PBI)	Flying J Gas Station
South of Subject Property	Planned Business Industrial (PBI)	Industrial/Warehouse
West of Subject Property	Planned Business Industrial (PBI)	Industrial/Warehouse
East of Subject Property	Planned Unit Development (PUD)	Undeveloped (Future site of Hickory Junction Fieldhouse)

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) is compatible with existing uses and zoning on adjacent properties.

Criteria 3 – Desirability of Land Use

The rezone to Planned Business Commercial (PBC) is being proposed in order to provide additional commercial use of the property with a conforming zoning district. 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.

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) is a desirable land use within the proposed area.

Criteria 4 – Impact on Property Values

The continuation of the commercial land use is consistent with others in the vicinity. The rezone to PBC would allow for further commercial investments in the site. Given the proximity of this site to the future site of the Hickory Junction Fieldhouse, there is significant potential for commercial uses that support this activity.

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) would have no negative impact on property values in the area.

Criteria 5 – Responsible Growth

The area surrounding the subject property is a mix of both commercial and industrial uses and the future development of the Hickory Junction Fieldhouse site will increase the demand for additional commercial services. Given the subject site is not sized appropriately for industrial uses, it would be most responsible to rezone the site for commercial uses.

Staff Finding: The subject rezoning to Planned Business Commercial (PBC) represents responsible growth and development.

I. Staff Recommendation

Staff Recommendation

In review of the rezoning request to Planned Business Commercial (PBC), Lebanon Planning Staff recommends this petition be forwarded by the Plan Commission to the Common Council with a favorable recommendation.