

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION  
STAFF REPORT  
MARCH 20, 2023 PUBLIC HEARING**

Project Overview:

**Docket #23-19 – Gradison Land Development Annexation of Butler-Ross and Weber Property (Located at the northwest corner of 300 N and SR 39)**

The City of Lebanon Common Council will be considering an annexation request (annexation ordinance first reading on March 27, 2023) for 106.45 acres that is generally located at the northwest corner of 300 N and SR 39. 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 this area for single-family residential land uses. The residential land use designation provides for primarily single-family detached housing, townhomes and duplexes, and multi-family housing at all levels of housing value. Because the proposed annexation is at the current edge of city limits, the development pattern in the general vicinity of the proposed annexation is agricultural and large lot single-family residential uses.

Gradison Land Development 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 mixed-use development. They intend to file for a Planned Unit Development (PUD) zoning designation after the effective date of this annexation for consideration by the Advisory Plan Commission and Common Council.

Plan Commission Action:

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.