

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
AUGUST 21, 2023 PUBLIC HEARING**

A. Case Number	Docket # 23-55
B. Applicant	Ice Miller LLP (Brian Crist) on behalf of Spectra Acquisitions LLC
C. Location	The subject property is located at 605 W 300 N, Lebanon, IN 46052.
D. Acreage	The subject property contains approximately 15.01 acres.
E. Current Zoning	The property is currently zoned Multi-Family Residential (MF).
F. Current Land Use	Undeveloped
G. Adjacent Land Uses	North: Undeveloped (Site of Spring Creek Development East: Existing large lot residential South: Undeveloped (Site of Corbett Towns Development) West: Existing large lot residential
H. Action Requested	Planned Unit Development Rezone The applicant is requesting a rezone to a Planned Unit Development (PUD) in order to develop the subject property as an infill multi-family residential (townhome and apartments) development. The proposal includes 28 three-story townhome units contained in 2 buildings and 210 apartment units contained in 7 buildings. Primary access to the site is derived from County Road 300 N with secondary access through an existing stub street in the proposed Corbett Towns development directly south and adjacent. The proposed underlying zoning district is Multi-Family Residential (MF), which defines the uses permitted on the subject site.
I. Ordinance Process	Procedural Ordinance Process: Unified Development Ordinance Process for Planned Unit Development The process to establish a Planned Unit Development allows for additional development flexibility and innovative approaches then 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 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.

J. Project Description

Project Description

The applicant is requesting a rezone to a Planned Unit Development District that would allow for a townhome and apartment residential development on an infill site with access on County Road 300 N. The site is located between two additional proposed residential developments, Corbett Towns to the south and Spring Creek to the north. A concept plan has been submitted that highlights the road and unit layout, conceptual architecture, and landscape plan.

The PUD rezone proposal involves a request for an underlying zoning district of Multi-Family Residential (MF), which establishes the permitted uses and the rezone ordinance identifies where the proposed development standards differ from the base zoning district.

Development Standards

The table below outlines the proposed development standards.

	Corbett Towns
Front Setback, Arterial	60 feet
Front Setback, Collector/local	40 feet
Maximum Building Height	65 feet
Maximum Lot Coverage	65%
Maximum Lot Frontage	50 feet
Minimum Lot Size (SF per unit), One Bedroom	4000 SF
Minimum Lot Size (SF per unit), Two Bedroom	5000 SF
Minimum Lot Size (SF per unit), Three Bedroom	6000 SF
Side Setback	50 feet
Rear Setback	30 feet
Required Open Space	12%
Minimum Building Separation	30 feet

Architectural/Landscape Standards

The applicant has provided precedent images that represent the architectural design for the proposed townhomes and apartment buildings as well as architectural standards that would support the architecture shown in the precedent images. The

elevations of each building will require architectural variation and offsets to ensure proper building massing, character, and style to reduce visual scale. In addition, all elevations will include a minimum of 30% masonry and two additional siding styles (vinyl siding is not permitted).

Each townhome unit is two-story and includes a one-car garage and a driveway with space for an additional parked car off-street. The apartment buildings will include 1.5 spaces for each unit in two centralized parking lots.

Landscape Standards: The applicant has provided a conceptual landscape plan that provides for a 20-foot landscape buffer along the west, south, and east perimeters where adjacent to existing and/or proposed residential uses. All parking lots will meet parking lot landscaping requirements of the UDO and buildings will meet building base or yard landscaping requirements.

K. Decision Criteria

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 for residential 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. The proposed development by the applicant fits within the definition of the residential land use classification.

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

The Spectra PUD is in an area of the community that contains a mix of commercial, institutional, and a variety of residential uses. The proposal by the applicant is consistent with the current conditions and character within the area.

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

The site is currently zoned for multi-family residential uses and the proposed PUD provides for a multi-family product type (townhomes and apartments), which is the desirable land use for the subject property.

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:

The proposed site is an infill location at the north end of the community near Witham Hospital and the primary shopping area along Lebanon Street. Additionally, the proposed development is sandwiched between two other proposed residential

developments north and south of the subject property. The site will be served by utility extensions running through the proposed Corbett Towns development to the south, thus representing responsible growth and development.

L: Staff Conclusion:

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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.**