CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT

CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
JUNE 15, 2026 PUBLIC HEARING

A. Case Number	**Docket # 26-22**
B. Applicant	**Scott Noel representing Braun Property Development**
C. Location	**The subject property is generally located at the northeast corner of SR 39 and County Road 300 N.**
D. Acreage	**The subject property contains approximately 154.5 acres.**
E. Current Zoning	**The property is currently zoned Residential (R1) and in the Thoroughfare Overlay District.**
F. Current Land Use	**Agricultural/Undeveloped**
G. Adjacent Land Uses	**North: Agricultural/Undeveloped/Rural Residential** **East: Agricultural/Undeveloped/Rural Residential** **South: Rural Residential** **West: Rural Residential/Proposed Residential & Commercial Development (Spring Creek)**
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 a mixed-use development containing retail, commercial, and a variety of residential uses. The proposed underlying zoning districts are based on the associated use districts within the overall plan, including Neighborhood Business (NB) and various Residential districts (R3, R5, R6). Because of the magnitude of the project and the varying and unique uses 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 each of the districts, particularly where standards will vary from the underlying zoning district in order to accommodate a particular use type.
I. 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 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

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 to be known as "Northgate" that would allow for a mixed-use development. The conceptual plan for the Northgate PUD identifies five use subdistricts, each with a specific underlying zoning district and series of development and architectural standards. Where the PUD Ordinance does not address a specific standard or requirement, the standards of the underlying zoning district would apply.

The following are the five subdistricts along with the accompanying underlying zoning district, where applicable, that specifies the permitted uses.

Village District – R3 Residential
Townes District – R5 Residential
Terrace District – R6 Residential
Market District – NB Neighborhood Business
Park District – Parks/Playgrounds/Open Space/Community Amenities

The concept plan included with the PUD ordinance indicates the location of each subdistrict, which were located to complement existing or proposed uses adjacent to the subject property.

Village District - Residential

The purpose of the Village District is to provide for the development of medium-density, single-family dwellings designed as one-story and two-story homes on individual deeded lots having underground utilities, municipal water and municipal sewer facilities. Planting will be naturalistic and setbacks relatively deep. Street blocks may be large, as approximately depicted on the attached Concept Plan. The Village District is approximately 100 acres, or 65% of the overall development, and will provide for single-family detached homes.

Development Standards

The Village District will primarily follow the development standards of the R3 Residential zoning classification with some minor revisions to the maximum allowable density (reduction) and a decrease in the minimum living area. The application is also committing that the covenants for the homeowner's association will restrict the number of dwelling units that can be rented to a third party for income.

Architectural/Landscape Standards

The applicant is proposing to meet all applicable residential architectural and landscape standards applicable to the R3 Residential zoning district with a minor revision to the building articulation requirements.

Townes District - Residential

The purpose of the Townes District is to provide for the development of moderate to higher-density residential dwellings, including attached single-family townhomes, two-family dwellings, and detached single-family homes at comparable densities, designed as one and two-story residences on individual deeded lots served by underground utilities, municipal water, and municipal sewer facilities. The District accommodates a range of building types and configurations, including front-loaded, side-loaded, rear-loaded, and alley-accessed units. Setbacks and landscaping are tailored to the building type and orientation. Streets with curbs and sidewalks define walkable, pedestrian-friendly blocks that promote neighborhood connectivity.

Development Standards

The Townes District will follow the development standards of the R5 Residential zoning classification.

Architectural/Landscape Standards

The applicant is proposing to meet all residential architectural and landscape standards applicable to the R5 Residential zoning district with a minor revisions to the building articulation requirements.

Terrace District - Residential

The purpose of the Terrace District is to provide for the development of high-density residential dwellings, including multifamily apartment buildings, townhomes, and similar attached residential building types served by underground utilities, municipal water, and municipal sewer facilities. The Terrace District is designed to accommodate a variety of multifamily building types and configurations oriented around shared amenity spaces, pedestrian connectivity, and thoughtfully designed surface parking. Sidewalks, pathways, and landscaped common areas promote a walkable, community-oriented environment that complements the surrounding residential districts within the development.

Development Standards

The Terrace District will follow the development standards of the R6 Residential zoning classification.

Architectural/Landscape Standards

The applicant is proposing to meet all residential architectural and landscape standards applicable to the R6 Residential zoning district.

Market District – Neighborhood Commercial

The purpose of the Market District is to provide for the development of neighborhood-serving commercial, retail, and service uses designed to meet the daily needs of Northgate residents and the surrounding community. The Market District is situated along the SR 39 N Corridor to take advantage of arterial visibility and access while providing a compatible transition between the public roadway and the residential districts of the PUD. Development within the Market District shall be organized to prioritize pedestrian access and connectivity, high-quality architecture, and site design that complement the character of the broader Northgate community.

Development Standards
The Market District will follow the development standards of the NB Neighborhood Business zoning classification and the Thoroughfare Overlay District.

Architectural/Landscape Standards
The Market District will meet all business and mixed-use architectural and landscape standards from UDO Section 7.19 and additional applicable standards from UDO Section 2.11 relating to the Thoroughfare Overlay District.

Park District
The purpose of the Park District is to preserve and enhance the natural features of the site by dedicating land for passive and active recreational use, open space, and stormwater management. The Park District is designed to serve as the central gathering space for the Northgate community, providing residents with access to nature, outdoor recreation, and shared amenity areas. The Park District embraces the natural topography, drainage corridors, and existing landscape features of the site, weaving them into a cohesive park system that promotes connectivity between the surrounding residential districts. Land within the Park District shall satisfy the open space requirements of Section 7.25 of the UDO and Section 8.7(G)(4) of the UDO for the overall PUD.

Development Standards
Land within the Park District shall satisfy the open space requirements of Section 7.25 of the UDO and Section 8.7(G)(4) for the overall PUD.

The following uses shall be permitted within the Park District:

1. Parks and playgrounds, as defined in Section 3.2 of the UDO, including passive and active recreational areas, pedestrian trails and pathways, landscaped open space, water features, and natural areas.
2. Open space, stormwater, or conservation uses, as defined in Section 3.2 of the UDO, including preserved natural areas, wetlands, meadows, streams, detention and retention areas designed as community amenities, and similar conservation features.
3. Community amenity facilities, including but not limited to a clubhouse, swimming pool, playground, picnic shelters, dog park, sport courts, and similar recreational structures and improvements serving the residents of Northgate.
4. Pedestrian and bicycle pathways, bridges, boardwalks, and related trail infrastructure.
5. Signage, wayfinding, and monument features consistent with the overall Northgate signage plan.

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 2025 City of Lebanon Comprehensive Plan identifies the area contained within this proposal as mixed-use and mixed density residential.* The proposed Northgate development addresses and fulfills the future land use designations from the 2025 comprehensive plan update by providing a mix of retail, commercial, and residential land uses. **The current conditions and the character of current structures and uses in each zoning district:** The Northgate PUD is on the State Road 39 corridor at the north end of the developed area that contains a mix of residential, commercial, and hospital uses. There are also new residential and commercial developments proposed and underway along the 300 N corridor. This proposed development complements the existing and proposed uses within the State Road 39 and County Road 300 N corridors. **The most desirable use of which the land in each district is adopted:** The Northgate PUD furthers the goals of the comprehensive plan and is complementary to the uses developed and proposed within the immediate vicinity. The proposal creates a desirable mix of land uses based on proximity to the Lebanon Street commercial corridor, Witham Hospital, 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 will provide amenities and services that represent the highest quality of design and should have a positive impact on values. **Responsible growth and development:** The subject site is a responsible extension of the uses developed and proposed along the Lebanon Street corridor and will be served by utilities extended from the intersection of SR 39 and 300 N.
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 Northgate Planned Unit Development Rezone and Ordinance to the Common Council with a favorable recommendation.**