

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
SEPTEMBER 21, 2020 PUBLIC HEARING**

A. Case Number	Docket # 20-34
B. Applicant	Amanda Webb representing Grand Communities, LLC
C. Location	The subject property is generally bordered by Edgewood Subdivision to the west, John Bart Road to the east, Fordice Road to the north, and Washington Street to the south.
D. Acreage	The subject property contains 57.5 acres.
E. Current Zoning	The property is currently zoned Single-Family Residential (SF2).
F. Current Land Use	Agricultural/Undeveloped
G. Adjacent Land Uses	North: Existing single-family development (Morningside) East: Large lot residential and agricultural South: Oak Hill Cemetery and single-family residential West: Existing single-family development (Edgewood)
H. Ordinance Process	<p>Unified Development Ordinance Process for Planned Unit Development</p> <p>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.</p> <p>Planned Unit Development Preliminary Plan</p> <p>The Cedar Ridge Planned Unit Development District PUD Rezone is being heard concurrently with this Preliminary Plan review. The PUD ordinance associated with the rezone documents the development standards that apply to the proposed PUD District. The applicant is also seeking Preliminary Plan approval, which addresses the layout of the overall site and serves the same function as a Primary Plat. The Plan includes the layout and design of the proposed circulation system (streets, sidewalks, etc.), utilities and infrastructure, drainage, lot lines, open space and landscaping, and easements, to name a few. The review process ensures that the Preliminary Plan</p>

adheres to the development standards approved as part of the PUD Ordinance. The Plan may also include written commitments that address any specific on-site or off-site improvements as it relates to the proposed development.

I. Action Requested

Preliminary Plan Approval

The applicant is requesting Preliminary Plan approval in order to develop a 115-lot single-family residential development called Cedar Ridge.

J. Riley Ridge PUD Standards:

Riley Ridge PUD Development Standards

The following is a summary of the development standards provided in the draft Cedar Ridge PUD ordinance. The applicant has proposed a Preliminary Plan that adheres to the applicable standards.

	Cedar Ridge Requirement	UDO - SF2
Min. Lot Area	6600 SF	9000 SF
Min. Lot Width	55 feet	75 feet
Min. Lot Frontage	40 feet	40 feet
Min. Front Yard Setback	25 feet	25 feet
Min. Corner Lot Front Yard Setback (side of home facing street)	20 feet	25 feet
Min. Side Yard Setback	7 feet	7.5 feet
Min. Rear Yard Setback	20 feet	20 feet
Max. Lot Coverage	45%	35%
Min. Square Footage		
One Story	1200 SF	1500 SF
Two Story	1500 SF	1500 SF

Additional architectural and landscape standards are outlined within the Cedar Ridge PUD ordinance and were highlighted in the staff report relating to the PUD rezone. The applicant has provided a preliminary plan that reflects all applicable architectural or landscape standards.

K. TAC Review:

TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW

Preliminary Plan Compliance with City of Lebanon Technical Advisory Committee (TAC)

City of Lebanon Utilities

Sewer and Water Division- Comments were as follows:

- The plans shall be signed and stamped by a Professional Engineer or Land Surveyor registered in the State of Indiana.

- Provide an estimate for the cost to run the additional gravity sewers from the Morningside Lift Station to the Simplicity Lift Station and associated easement costs to form the basis of an Availability Fee Credit agreement with Lebanon Utilities.
- Provide profile of water main. Refer to Sheet 03 for the placement of utilities.
- Please refer to Sheet 09 of the City Standards for water line materials.
- Ensure valve clusters are per the Standard New Work Branch Connection on Sheet 10 of the City Standards. All water main cross locations require 4 valves and tee locations require 3 valves.
- Identify the proposed water meter settings. Residential construction requires the use of dual meters whenever possible.
- The water meter shall be in accordance and specifically reference Sheet 11 of the City Standards.
- Construct the water main through the cul-de-sac. The radius around the cul-de-sac requires numerous fittings and should be avoided. Refer to Sheet 03 for the placement of utilities.
- Terminations of dead end mains and cul-de-sac shall follow General Note 4 on Sheet 09 of the City Standards.
- Generally, per Ten States Standards, fire hydrants shall be spaced no less than 350 to 600 feet depending on the area being served.
- Per Ten States Standards, valves should be located at no more than one block or 800 foot intervals in residential districts.
- Provide a completed Notice of Intent to Construct a Water Main Extension 327 IAC 8-3 form (name, title, email address, affiliated business name, and signature of the responsible person was not included on previous NOI form submitted).
- Provide profiles for sanitary sewer. Refer to Sheet 03 for the placement of utilities.
- Provide utility easement for sewer extension north beyond subdivision.
- Identify location of sanitary laterals and refer to Sheet 13 of the City Standards for sanitary sewer details.
- Existing manhole connections shall be per Sheet 13 of the City Standards.
- Complete all information on the sanitary sewer design summary form and certify it with a professional engineer's stamp (or land surveyor's stamp for gravity sewer projects), signature and date.

Electrical Division- Comments were as follows:

- Identify the path of the proposed electric utilities. Refer to Sheet 03 for the placement of utilities.
- Ensure streetlights/foundations do not conflict with other proposed utilities.
- Relocate poles that are within new approach.

City of Lebanon Stormwater – Provide all stormwater runoff, detention, storm sewer, and storm water quality calculations to Kerry Daily of Christopher Burke Engineering pursuant to the City of Lebanon Stormwater Control Ordinance and satisfactorily address all comments. Investigate providing storm sewer to Fordice approach to route a portion of the Fordice Road drainage system to the north pond.

Consult with GAI Engineers to discuss potential options. Provide profiles for storm sewer. Refer to Sheet 03 for the placement of utilities.

City of Lebanon Fire Department-All internal roadways need at least 20 feet clear width in order to efficiently maneuver fire equipment. Applicant should limit on-street parking to one side of each road in order to accommodate this access. Applicant must confirm that proposed cul-de-sac diameters accommodate the turning radii of all fire equipment and modify where necessary.

City of Lebanon Engineer – Comments/questions are as follows:

- There is an upcoming Fordice Road reconstruction project planned that will shift the geometry of Fordice Road slightly. Coordinate with road design engineers for the Fordice Road approach.
- Provide traffic study for City review.
- The existing approach from Edgewood Drive to Ambler Lane is to be vacated and the curbs, sidewalks, etc. are to be reworked.
- Utility crossings of Fordice Road are not to be completed via open cut unless approved by the City of Lebanon.
- Ensure that structure backfill is utilized whenever a non-parallel trench opening encroaches within 5 feet of a proposed street, private drive, or sidewalk.
- Provide maintenance of traffic plan for approaches on Fordice Road.
- Identify pavement compositions for the proposed improvements.
- Ensure cul-de-sac radii are per Lebanon City Standards.
- Add signs to restrict parking to one side due to the proposed street width.
- Add no parking signs to proposed cul-de-sacs.

L. Planning Review:

Planning Staff Preliminary Plan Review

UDO Section 8.8 Street Standards

- All internal streets will meet the Local Residential Street cross section as outlined in the Lebanon City Standards and provide for on-street parking on one side only to preserve the clear width necessary for public safety access.
- All street geometry standards have been met or specifically addressed in the PUD ordinance. Cul-de-sac radius standards have been reduced, but the applicant has provided turn diagrams confirming that all public safety vehicles can safely maneuver the proposed radius.
- Proposed street names have been provided for review and approval.
- Street lighting plan has been provided and confirmed to meet UDO requirements for placement.

UDO Section 8.9 Pedestrian Network Standards

Proposed sidewalks meet all applicable pedestrian network standards.

UDO Section 8.14 Easement Standards

All required easements for drainage and utility infrastructure have been identified on the preliminary plan drawings.

UDO Section 8.15 Open Space Standards/Common Area

The applicant is working with Staff to locate and provide standards for a trail and amenity area within the neighborhood.

UDO Section 7.7.G Residential Sign Standards

Refer to this UDO section for applicable standards relating to subdivision entry signage. Apply for and receive sign permits for any signage prior to installation.

Landscape Buffers/Plantings

The applicant has proposed a minimum 30-foot landscape common area along the property line adjacent to the existing Edgewood neighborhood. The common area will be improved with a minimum 3-foot mound and tree/shrub plantings to provide significant privacy to existing neighbors. The common area will be maintained by the homeowner's association.

The applicant has committed to maintaining a majority of the existing wooded area along the north property line adjacent to the Morningside neighborhood. This area will be placed in a common area maintained by the homeowner's association.

Floodplain/Drainage

There is a notable amount of floodplain currently on the subject property that restricts the amount of developable area available to the applicant. The applicant is proposing to fill a portion of the existing floodplain to allow for additional lot development. The volume of this fill will be compensated within the detention system proposed for the neighborhood in addition to the volume necessary to accommodate the drainage created by the improvements in the neighborhood.

Staff Recommendation:

In review of the submitted Preliminary Plan as presented, Lebanon Planning Staff finds compliance with the Unified Development Requirements for the subject site. Lebanon Plan Commission recommends approval of the subject Preliminary Plan contingent on the following condition:

- 1) **TAC Comments:**
The applicant adequately addresses any remaining City of Lebanon TAC comments prior to submission of a Secondary Plat.
- 2) **Stormwater Approval:**
The applicant receives formal drainage approval from the City of Lebanon Board of Public Works prior to submission of a Secondary Plat.
- 3) **PUD Rezone:**
The approval of the Preliminary Plan is subject to the final adoption of the Cedar Ridge PUD rezone and ordinance by the Lebanon Common Council.

**I: Staff
Recommendation:**