

December 08, 2021

Ben Bontrager
Director of Planning & Zoning

**Re: Lebanon Gateway Marketplace – Casey’s of Lebanon – Development Plan Application –
1415 West South Street, Lebanon, IN 46052**

Mr. Bontrager,

Kimley-Horn received comments on November 19, 2021 from the City of Lebanon Planning Department for the proposed Casey’s of Lebanon development located at 1415 West South Street, Indiana 46052. The following are our responses and actions to the provided comments.

Review Comments

- 1. Landscape Plan – Sheet C-701 – The Lebanon Gateway Marketplace PUD ordinance requires a Type A buffer on property lines adjacent to Ping Avenue and Ransdell Road. The buffer plantings are required to extend around the paved parking area at the northeast and northwest corners down to the entrance drives. Please revised the landscape plan to include these additional plantings.**

Response: The Landscape Plan has been revised to show plantings along the full extents of the frontage along Ping Avenue and Ransdell Road.

- 2. Site Plan – Sheet C-101 – The Lebanon UDO Section 7.5.C.12 requires parallel parking spaces to be a minimum 22 feet in length. Please revise the proposed parallel parking spaces along the eastern side of the building to meet this minimum length.**

Response: The parallel parking spaces have been revised to ensure a minimum length of 22 feet.

- 3. Site Lighting Plan – The Lebanon UDO Section 7.15.C.2 specifies that the maximum footcandle measurement at the property lines shall not exceed 0.5 footcandles or 0.6 footcandles at the intersection of a private entrance and a public right-of-way. There are two locations on the proposed lighting plan where the footcandle measurements exceed these maximum requirements. Please revised the plan to ensure the maximum levels are achieved.**

Response: The Site Lighting Plan has been revised to not exceed the specified requirements.

If you have any questions or require any additional information, please contact me at (317) 218-9465.

Sincerely,



Connor Strege, E.I.
Kimley-Horn and Associates, Inc.