

**Casey's  
Development Plan  
1415 West South Street / Indiana Route 32  
Lebanon, Indiana**

Casey's has a contract to purchase Lot 5 of Lebanon Gateway Marketplace Development at 1415 West South Street (IN-32) – Parcel #015-01150-05. The 1.59+/- acre parcel is zoned "PBC" Planned Business Commercial and is within the limits of the Thoroughfare Overlay District within the zoning jurisdiction of the City of Lebanon. The parcel is also subject to Ordinance 2018-07 and 2021-11 – PUD Ordinances for the Lebanon Gateway Marketplace. Casey's is requesting approval of the associated development plan for the project.

**Project Description**

Casey's proposes to develop the 1.59+/- acre property with a 4,200+/- square foot convenience store and a 3,100+/- square foot fueling canopy over 5-double-sided fuel dispensers. A total of 27 parking spaces are proposed (17 surface spaces and 1 space at the fueling dispensers). A designated loading area for the convenience store is located on the east side of the building.

The facility proposes the following driveways:

- A 30' full movement driveway on Ping Avenue, aligning with the driveway from Lot 4 to the west.
- Two (2) – 30' driveways on Ransdell Road. The northern most driveway is used as customer access to the facility. The southernmost driveway is used as a service driveway for vehicles utilizing the loading space trash truck entrance and exit.
- No direct access from the site onto IN-32 is proposed with the development.

As part of the project, Casey's proposes to install a 5' wide sidewalk along the Ransdell Road frontage. A pedestrian connection from the convenience store to Ping Avenue is proposed.

The proposed convenience store is a flat roofed structure, approximately 22' tall, and constructed of Redstone antique brick. Stone columns are provided on the four corners of the building and the two corners of the building's primary entry. The entry feature projects roughly 4' from the plane of the front façade. An ACM panel system and glazing providing views into the store is proposed along the primary elevation. The main entrance to the convenience store is on the northern elevation facing IN-32. Service entrances are proposed on the eastern and western elevations of the building. Enhancement of the primary elevation is completed with the use of decorative lighting fixtures on the building walls and lighting fixtures flush mounted into the soffit of the convenience store. Mechanical units for the convenience store are installed on the roof and screened from adjoining properties and rights-of-way. A flat roofed metal canopy is proposed with full height brick canopy columns. A dumpster enclosure is proposed on the southeast side of the building and utilizes design elements from the proposed convenience store. The proposed enclosure is 20' x 20'.

The site will be landscaped with a combination of deciduous trees, evergreen trees, ornamental trees, deciduous shrubs, and evergreen shrubs. A total of 105 trees and 220 shrubs are provided