

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**PLAN COMMISSION REPORT
TO COMMON COUNCIL**

Location:

**Plan Commission Docket # 21-19
Street and Alley Vacation Request submitted by Iron Men Properties of Lebanon**

The subject properties are the rights-of-way for Howard Street between Lebanon Street and the alley and the east-west alley between Lebanon Street and the alley.

Project Overview:

The right-of-way vacation request has been made in order to facilitate the redevelopment of the adjoining properties as a multi-family apartment building with 39 units. The subject rights-of-way are both 16.5 feet wide and operate as alleys even though the northern right-of-way is designated as Howard Street. This block between Williams and Chicago Streets currently has three rights-of-way operating as alleys between Lebanon and Meridian Street within the single block. There are currently no utilities located within the subject rights-of-way.

Vacation of 16.5-foot Right-of-Way for Howard Street and Alley

The applicant is seeking to vacate the 16.5-foot rights-of-way for Howard Street and the alley between Lebanon Street and the north-south alley. Additional detail on the specific location of the request can be found in the included exhibits.

Justification for Vacation Request

The applicant is seeking to vacate the rights-of-way for Howard Street and the alley in order to facilitate the construction of a multi-family project on the adjacent properties. The vacation request would allow for a single contiguous piece of property rather than a series of five single-family lots. The vacation request would only impact the portions of the rights-of-way that cross the applicant's property. All other remaining alley/street rights-of-way between Lebanon and Meridian Street would remain open and available for use, including one that would continue all the way through the block.

TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW

City of Lebanon Utilities

Sewer and Water Division- Comments were as follows:

- There are currently no sewer/water utilities located in the subject rights-of-way that would be impact by the vacation request. Water lines are located on Lebanon Street and the sewer line is located in the north-south alley behind the applicant's property.

Electrical Division- There are no electric facilities that would be impacted by the vacation request. Electric lines are located in the north-south alley behind the applicant's property.

City of Lebanon Fire Department-The fire department had no issues with the vacation request as they do not typically use alleys to access properties.

City of Lebanon Street – The Street Department had no issues with the vacation request. The third remaining alley will maintain through access from Lebanon to Meridian Street in this block.

**Plan Commission
Action:**

Plan Commission Action:

The City of Lebanon Advisory Plan Commission forwarded the street and alley vacation request to the Common Council with a favorable recommendation (7-0-1).