

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION  
STAFF REPORT  
JANUARY 19, 2021 PUBLIC HEARING**

<b>A. Case Number:</b>	<b>Docket # 21-3</b>
<b>B. Applicant:</b>	<b>Amanda Webb for Grand Communities, LLC</b>
<b>C. Location:</b>	<b>The subject property is the rights-of-way for Amber Lane and Evergreen Road associated with Edgewood Subdivision Section 2 and 7 and the Glendale Drive right-of-way associated with Edgewood Subdivision Section 3. The request also includes Edgewood Subdivision Sections 2, 3, and a portion of Section 7.</b>
<b>D. Property History:</b>	The subject plat and right-of-way vacation request is necessary to facilitate the development of the Cedar Ridge Subdivision proposed by Grand Communities and approved by the Plan Commission at their September 2020 meeting. Edgewood Subdivision Sections 2, 3, and a portion of 7 were platted in the early 1970s in order to continue development of the Edgewood neighborhood. The development of these sections never commenced, so while right-of-way and lots have been platted, there are no improvements. Grand Communities has prepared a Preliminary Plan with different right-of-way and lot line locations to efficiently develop the property while accommodating the floodplain and needs to remove the right-of-way and lots platted in the 70s to replace with the plats for their development. In addition, Grand Communities does not intend to use the existing Amber Lane stub street at the north end of their development, so this right-of-way would also be vacated with the property returning to the neighboring property owners in that section of Edgewood. The stub will be removed and the curb and sidewalk restored for Edgewood Drive.
<b>E. Vacation Request:</b>	<b>Vacation of 50-foot Right-of-Way for Amber Ln, Evergreen Rd, Glendale Dr</b> The applicant is seeking to vacate the unimproved 50-foot rights-of-way for Amber Lane, Evergreen Road, and Glendale Drive that are provided in Edgewood Subdivision Sections 2, 3, and 7.  <b>Vacation of Edgewood Plats for Sections 2, 3, and a portion of 7</b> The applicant is seeking to vacate the plats recorded for Edgewood Subdivision Sections 2, 3, and the unimproved portion of Section 7.
<b>F. Vacation Evaluation:</b>	<b>Justification for Vacation Request</b> The applicant is seeking to vacate the plats and rights-of-way for unimproved sections of Edgewood Subdivision in order to facilitate the development of the Cedar Ridge Subdivision. Once vacated, the applicant will record new plats for lots, rights-of-way, and easements associated with their proposed development. Any

existing utilities that are impacted by the vacation of the subject plats will be placed in easements by the applicant sufficient to meet the requirements of Lebanon Utilities.

**G. TAC Review:**

**TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW**

**City of Lebanon Utilities**

**Sewer and Water Division-** Comments were as follows:

- There are currently water and sanitary sewer facilities located in the Amber Lane right-of-way that would be impacted by that vacation. These utilities will need to be placed within a utility easement recorded by the applicant. There are also water and sanitary sewer facilities located to the rear (east) of the improved lots in Edgewood Subdivision. These utilities will need to be placed in a utility easement recorded by the applicant.

**Electrical Division-** There are electric facilities located to the rear (east) of the improved lots in Edgewood Subdivision. These utilities will need to be placed in a utility easement recorded by the applicant.

**City of Lebanon Fire Department-**The fire department had no issues with the vacation request as there are currently no improvements impacted.

**City of Lebanon Street –** Because this does not impact improved streets, the street department had no issues with the vacation request.

**H: Staff  
Recommendation:**

**Staff Recommendation:**

The City of Lebanon Planning Staff recommends approval of the request for vacation of Edgewood Subdivision Sections 2, 3, and a portion of Section 7.

In review of the submitted request for the vacation of rights-of-way associated with Amber Lane, Evergreen Road, and Glendale Drive, Lebanon Planning Staff recommends forwarding the vacation request to the Common Council with a favorable recommendation contingent on the following condition:

- **Utility Easements:**  
That the applicant record Utility Easements, per Lebanon Utilities direction, to accommodate all existing utility services within the areas of vacation concurrent with execution of the vacation documents.