

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION  
STAFF REPORT  
SEPTEMBER 20, 2021 PUBLIC HEARING**

<b>A. Case Number:</b>	Docket # 21-38
<b>B. Applicant:</b>	Bethany Hopf for Trilogy Real Estate of Lebanon
<b>C. Location:</b>	The subject property is located at 2494 N Lebanon Street, Lebanon, Indiana 46052.
<b>D. Acreage and Zoning:</b>	The subject property is zoned <b>Planned Business Commercial (PBC)</b> and is comprised of 6.47 acres.
<b>E. Adjacent Land Uses:</b>	North – Commercial/Single-Family Homes South – Commercial West – Single-Family Home East – Commercial/Single-Family Homes
<b>G. Ordinance Process:</b>	<p><b>Procedural Ordinance Process:</b></p> <p>Unified Development Ordinance Process for Development Plans Development plan approval shall be required for those projects as listed below and in Chapter 4: Zoning Districts and Table 4:1: Use Matrix. Improvement Location Permits and Building Permits shall not be issued until the conditions and requirements of this ordinance have been met. Development Plans shall be provided for:</p> <ol style="list-style-type: none"><li>1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts</li><li>2. All uses within the Interstate Overlay District</li></ol> <p><b>Lebanon Staff Determination:</b> The applicant proposed the intent to construct an addition to the existing Homewood Health Campus facility. Because the addition is larger than 10% of the gross floor area of the existing structure, a Development Plan application is required.</p>
<b>H. Action Requested:</b>	<p><b>Development Plan Approval</b></p> <p>The applicant, Trilogy Real Estate of Lebanon, presented the intent to construct an approximately 5264 square foot building addition to the existing assisted living facility on the subject property. The improvements will include additional drainage infrastructure to accommodate the additional impervious surface. Because the addition is larger than 10% of the gross floor area of the existing structure, a Development Plan application is required.</p>

**I. TAC Review:**

**TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW**

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

**City of Lebanon Utilities**

**Sewer and Water Division-**

- No comments. Provide detailed information on the water/sanitary sewer improvements proposed for the site, if applicable.

**Electrical Division-**

- No comments. Provide detailed information on the electrical improvements proposed for the site, if applicable.

**City of Lebanon Stormwater-**

- Satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering pursuant to the City of Lebanon Stormwater Control Ordinance.
- Planning Staff received an email from a neighboring property owner at 465 W 250 N that is directly west of the subject property. The neighbor has drainage issues they suspect has been caused by the development of the subject site and sites to the south. Staff has reviewed the issue with Kerry Daily to determine a potential solution that may alleviate some of these drainage issues.

**City of Lebanon Fire Department-**

- No comments.

**City of Lebanon Engineer-**

- Submit required calculations and satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering pursuant to the City of Lebanon Stormwater Control Ordinance.
- Verify that all building addition utility connections except for those depicted in relation to Gas and Storm are to be made internal to the building addition.
- Provide storm sewer plan and profiles for all storm sewers larger than 12" in diameter.
- Indicate all utility and utility conduit crossings on plan and profile views. Denote locations, size, depth, and material. Provide concrete cradles where vertical separation of 18" between outside of pipes is not attainable (6" min. clearance required).
- Provide copy of Rule 5 NOI to Scott Calvert, MS4 Coordinator. Weekly inspections of Stormwater BMP's are required throughout construction. Inspection fees will be \$50 per month from permit issuance till a certificate of occupancy is received. Fees shall be paid at the time of permitting based on the proposed anticipate construction schedule.

**City of Lebanon Planning Staff Review-**

**1. Plan of Operation:**

The applicant, Trilogy Real Estate of Lebanon, presented the intent to construct an approximately 5264 square foot building addition to the existing assisted living facility on the subject property. The improvements will include additional drainage infrastructure to accommodate the additional impervious surface. Because the addition is larger than 10% of the gross floor area of the existing structure, a Development Plan application is required.

**2. Development Standards-**

The submitted civil drawings have demonstrated compliance with the following standards required for the Planned Business Commercial (PBC) district unless otherwise approved via Variance.

UDO Development Standards-Planned Business Commercial District	
Required	Provided
Minimum Lot Size = No Minimum	Subject Lot = 6.47 acres
Front Setback = 50 Feet	N/A
Side Setback= 15 Feet	West – 31.2 Feet
Rear Setback = 10 Feet	142.3 Feet

**3. Parking Approval:**

UDO Parking Requirement	Provided On-Site
0.8 Spaces per Unit	The proposed addition is not adding any additional units (relocating existing units), therefore additional parking spaces are not required.

**4. Lighting Plan:**

The applicant is not proposing any additional lighting with the proposed project.

**5. Landscaping/ Bufferyard Approval:**

The applicant is not proposing any additional landscaping with the proposed project.

**6. Signage Plan:**

The applicant is not proposing any additional signage with the proposed project.

**7. Architectural Review:**

The applicant has proposed an additional that matches the architecture of the existing building.

**J: Staff  
Recommendation:**

**Staff Recommendation:**

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

- **TAC Comments:**

The applicant adequately addresses any remaining City of Lebanon Technical Advisory Committee comments prior to application for any building permits or site improvements.

**Site Photo**

