

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
AUGUST 16, 2021 PUBLIC HEARING**

A. Case Number	Docket # 21-40
B. Applicant	Melissa Garrard representing ForeStar Real Estate Group
C. Location	The subject property is located east of Elm Swamp Road, north of Angilee Way at the approximate address of 2501 Elm Swamp Road, Lebanon, Indiana 46052. It is bordered by Chadwick Subdivision to the south and Auburn Meadows Subdivision to the north.
D. Acreage	The subject property contains 45.51 acres.
E. Current Zoning	The property is currently zoned Single-Family Residential (SF2).
F. Current Land Use	Agricultural/Undeveloped
G. Adjacent Land Uses	North: Existing single-family development (Auburn Meadows) East: Agricultural South: Existing single-family development (Chadwick) and Agricultural West: Existing single-family development (Countryside) and Trinity Lutheran Church
H. Ordinance Process	Unified Development Ordinance Process for Primary Plat The applicant is seeking Primary Plat approval for Angilee Gardens, which addresses the overall layout of the proposed site. The Plan includes the layout and design of the proposed circulation system (streets, sidewalks, etc.), utilities and infrastructure, drainage, lot lines, open space and landscaping, and easements, to name a few. The review process ensures that the Primary Plat adheres to the development standards of the Single-Family Residential (SF2) zoning district and any additional applicable standards of the Unified Development Ordinance. The Plan may also include written commitments that address any specific on-site or off-site improvements as it relates to the proposed development.
I. Action Requested	Primary Plat Approval The applicant is requesting Primary Plat approval in order to develop a 109-lot single-family residential development called Angilee Gardens.

J. Angilee Gardens Standards:

Angilee Gardens Development Standards

The following is a summary of the SF2 development standards applicable to the subject property. The applicant has proposed a Primary Plat that adheres to the UDO standards.

	UDO - SF2
Min. Lot Area	9000 SF
Min. Lot Width	75 feet
Min. Lot Frontage	40 feet
Min. Front Yard Setback	25 feet
Min. Corner Lot Front Yard Setback (side of home facing street)	25 feet
Min. Side Yard Setback	7.5 feet
Min. Rear Yard Setback	20 feet
Max. Lot Coverage	35%
Min. Square Footage	
One Story	1500 SF
Two Story	1500 SF

Architectural/Landscape Standards

The following is a summary of the design standards specified in Section 7.18 of the UDO that will be applicable to the Angilee Gardens development.

- Anti-Monotony – No house shall be of the same front elevation design as any other house within 4 lots along the same block or directly across the street. No single front elevation house design may constitute more than 25 percent within any single phase of a development
- Corner Lots – Residences built on corner lots shall include a minimum of 3 windows (3' x 5') on the side of the home facing the street.
- Facades – All homes shall have masonry (brick, stone, texture and colored concrete masonry units) on a minimum 50% of the front elevation. Side and rear home elevations abutting a public street shall have at least 30% masonry on that visible elevation and shall contain at least one architectural feature.
- Overhangs – All homes shall have a minimum 9 inch overhang on all sides.
- Architectural Features – All homes shall have a minimum of 4 features from the feature list in the UDO. The following are examples from the list: front porch, decorative garage doors, side load garage, full first floor masonry wrap, sunroom, shutters.
- Façade Proportions – The garage shall not be more than 45% of the front façade width on the home.

The following are highlighted landscaping standards from the UDO applicable to the proposed development.

- Lot Landscaping – All homes shall include at least two front yard trees and eight shrubs in a front foundation planting bed. Corner lots will include an additional

K. TAC Review:

one tree (evergreen) and 8 shrubs in the street side yard. Both front and side yards adjacent to a street shall include sod.

- Street Trees – One canopy tree shall be provided for every 45 linear feet in a planting strip between the street and the sidewalk.

TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW

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

City of Lebanon Utilities

Sewer and Water Division- Comments were as follows:

- The general layout of water and sanitary sewer facilities appears to be acceptable. Additional details will be reviewed upon development of Construction Drawings.
- It should be noted that the timing of this development will be critical in that its location is in a sanitary sewer basin upstream of issues with the existing wastewater collections system. Adding an additional 109 EDUs upstream will only make these issues worse. Lebanon Utilities is working on a project to correct the downstream issues and provide for additional capacity in the collections system that will accommodate the flows from the proposed development, but that project is still in the design phase.

Electrical Division- Comments were as follows:

- The project site is located within the Lebanon Utilities electrical territory. Coordinate with the Lebanon Utilities Electrical Department for development of construction drawings.

City of Lebanon Stormwater – Provide all stormwater runoff, detention, storm sewer, and storm water quality calculations to Kerry Daily of Christopher Burke Engineering pursuant to the City of Lebanon Stormwater Control Ordinance and satisfactorily address all comments.

City of Lebanon Fire Department-All internal roadways need at least 20 feet clear width in order to efficiently maneuver fire equipment. Applicant should limit on-street parking to one side of each road in order to accommodate this access.

City of Lebanon Engineer – Comments/questions are as follows:

1. All Sheets:
 - a. Add a note to all appropriate sheets which states the following: All work within the right-of-way shall meet current City of Lebanon Construction Standards.
 - b. Add a note to all appropriate sheets which states the following: The contractor/developer shall protect existing right-of-way infrastructure and be responsible for restoration as necessary.
 - c. Add a note to all appropriate sheets which states the following: Roof drain downspouts shall discharge at grade adjacent to the structure with proper grading to ensure drainage away from foundation.

L. Planning Review:

- d. Indicate all utility and utility conduit crossings on all appropriate 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).
- 2. Sheet C104-C106 – Plan Layout:
 - a. Elm Swamp Road and Future John Bart Road dedications must adhere to the City of Lebanon Thoroughfare plan recommendation and adjacent development patterns.
 - i. Elm Swamp Road – 50' half width required dedication.
 - ii. Future John Bard Road – 55' half width required dedication.
 - b. Sidewalks shall be 5' minimum width 5' minimum tree lawn area. Larger walks and tree lawns may be provided.
 - c. Provide for 10' asphalt multi use paths along the east side of Elm Swamp Road and along the west side of Future John Bart Road.
 - d. Curb ramps shall meet the layout standards established in the Lebanon, Indiana - Lebanon Standards, issuance 3/12/2020 (currently being updated with 2021 revisions).
 - e. Curb ramps (street crossings) should only be installed at stop-controlled intersections. Mid-Block or non stop protected crossings should be eliminated.
 - f. The city's standard lane width is currently 11'. Assuming the project is proposing a roll type mountable curb minimum street width can be as follows: 30' BC to BC width with signed parking on one side only (50' minimum right-of-way).
 - g. Provide a traffic impact assessment for the proposed development. Recommendations for off-site improvements that a complete and competent assessment provides are subject to further review.
 - h. Existing Elm Swamp Road shall be widened to comply with the Lebanon Thoroughfare plan.
 - i. Provide for 2 – 11' through lanes in addition to areas for traffic control striping along the entire project frontage.
 - ii. Provide for 2' stone shoulder along the entire project frontage.
 - iii. Provide 10' multi-use path within R/W
 - iv. in addition, widen Elm Swamp Road as needed to accommodate acceleration/deceleration lanes, passing blisters, and tapers to accommodate turn maneuvers for traffic entering the site, as recommended by the previously referenced traffic impact assessment.
 - v. full width milling, resurfacing, and restriping of existing pavement is required across the property frontage. All striping to be thermoplastic in compliance with the AASHTO – MUTCD
- 2. Sheet C107-C109 – Utility Layout:
 - a. Provide minimal grading to depict drainage patters (high and low points along street center lines, centerline intersections and minimal swale grading)
 - b. All intersections shall be high points.
 - c. Minimum slope of 1.0% to be provided on streets.

- d. Indicate Street lighting locations.
 - e. Address all comments proved by Lebanon Utilities and/or their reviewing consultants.
3. Sheet C110 – Offsite Sanitary:
- a. Address all comments proved by Lebanon Utilities and/or their reviewing

Please see the following comments per previous letter issued on 5/18/2021 is association with the re-zone petition of the property.

- 1. Satisfactorily address all comments provided by Lebanon Utilities, Police, Fire, Street, Stormwater, and Planning departments, in addition to requirements of other authorities having juris diction, such as: the Boone County Surveyor, Boone County REMC, the Indiana Department of Environmental Management, the Indiana Department of Natural Resources, etc.
- 2. Elm Swamp Road and Future John Bart Road dedications must adhere to the City of Lebanon Thoroughfare plan recommendation and adjacent development patterns.
 - a. Elm Swamp Road – 50’ half width required dedication.
 - b. Future John Bart Road – 35’ half width required dedication.

The following comments are for references purposes in association with future project submittals related to construction, and not required as part of the current primary plat approval:

- 1. 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 (CBE) pursuant to the City of Lebanon Stormwater Control Ordinance
- 2. Elm Swamp Road and Future John Bart Road dedications must adhere to the City of Lebanon Thoroughfare plan recommendation and adjacent development patterns.
 - a. Widen Elm Swamp Road to comply with the Lebanon Thoroughfare plan.
 - b. Provide Traffic Impact Analysis (TIA) to determine appropriate intersection and entrance improvements.
 - i. Provide for 2 – 11’ through lanes in addition to areas for traffic control striping along the entire project frontage.
 - ii. Provide for 2’ stone shoulder or curb and gutter along the entire project frontage.
 - iii. Provide 10’ multi-use path within R/W
 - iv. If R/W does not exist to sufficiently construct adjacent off-site improvements as indicated by the TIA, the developer shall make attempt to secure said R/W. If the developer is unable to secure said R/W, upon demonstration of

acquisition attempts, then the developer may escrow funds with and for the City's use to make improvements at a later date. Funding shall be accompanied by a certified engineer's estimate of the probable cost of construction.

3. General Notes:

- a. Add a note to all appropriate sheets which states the following: All work within the right-of-way shall meet current City of Lebanon Construction Standards.
- b. Add a note to all appropriate sheets which states the following: The contractor/developer shall protect existing right-of-way infrastructure and be responsible for restoration, as necessary.
- c. Add a note to all appropriate sheets which states the following: Roof drain downspouts shall discharge at grade adjacent to the structure with proper grading to ensure drainage away from foundation.
- d. Indicate all utility and utility conduit crossings on all appropriate 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).

4. Secondary Plat:

- a. Add perimeter bearing and distance calls.
- b. Depict Point of Commencement, commencing calls, Point of Beginning, and all required secondary plat monumentation.
- c. Denote all platted common areas.
- d. Dimension right-of-way widths.
- e. Secondary Plats shall comply with Boone County recording sheet size requirements.
- f. Secondary Plat must be signed by a Professional Surveyor licensed to practice in the state of Indiana.
- g. Provide current deed of record references to adjoining properties and secondary plats.
- h. Provide right-of-way dedication statements and Board of Public Works and Safety acceptance statements and signature blocks.
- i. Provide Surety Guarantees, as necessary.

5. Existing Conditions Plan:

- a. Provide existing topography, where appropriate.

6. Demolition Plan:

- a. Provide reference to maintenance of traffic plan associated with demolition and reconstruction of existing rights-of-way.

7. Erosion Control Plan and Stormwater Pollution Prevention Plan (SWPPP):

- a. Add silt fence to the following areas:
 - i. All retention pond tops of bank.
 - ii. Back of curb adjacent to all lots.
 - iii. All site perimeter areas where sediment may leave the site.

8. Development Plan:
 - a. Proposed elevation labels shall be positioned at all lot corners and high points along lot lines.
 - i. Back of curb elevation labels are not needed.
 - ii. Depict centerline elevations at the following points:
 1. Intersections
 2. High points
 3. Low points
 4. Even stations, i.e., 1+00, 2+00, etc.
 - b. Concentrated storm sewer flows at intersections shall be centered on concrete gutters of curb; no concentrated flow shall be directed across asphalt.
 - c. Depict sidewalk extensions and ADA ramp locations per City of Lebanon Standards.
 - d. Curb inlets at intersection shall be relocated to ensure they are not in conflict with or located adjacent to ADA ramp locations. (Curb inlets within Radii may provide for constructability issues, consider relocating beyond the ends of radius).
 - e. Label all Swale slopes. All slopes shall be designed at a minimum longitudinal slope of 1.0 % and include 6" diameter HDPE double walled smooth lined drainage piping under all swales (depict on plans). Minor surface drainage inlets of similar material shall be required at alternating (every other) rear lot line intersections.
9. Street Plan and Profile:
 - a. Minimal centerline slope shall be 1.0%.
 - b. Indicate Structural Backfill at all utility crossings.
 - c. Indicate conduit and private utility crossing locations, size, depth, and material.
 - d. Indicate Structural backfill within 5' of all rights-of-way. Notes shall be placed that indicate all structural material to be compacted in 6" lifts.
10. Intersection Details:
 - a. All intersections shall be high points.
 - b. Indicate Gutter slopes. Minimum slope of 1.0% to be provided along all radii.
 - c. Ensure that ADA and PROWAG standards for ramps, including longitudinal and cross slopes, are met.
 - d. Indicate Street lighting locations.
11. Street Signage, Lighting, Landscaping, and Traffic Control Plan:
 - a. Combine Street name and stop signs on single post. Street name signs to match current city standard (old gold background with black lettering and "Tiger head" logo) on black painted square breakaway steel posts. Color and logo files will be provided under separate cover.
 - b. All traffic control posts shall be black painted, square breakaway steel posts.

- c. All traffic control signage to have black painted sign backs.
 - d. Provide "NO PARKING THIS SIDE ONLY" type signs on streets with a minimum back of curb to back of curb width of 30'.
 - e. Add thermoplastic crosswalk lines and stop bars compliant with PROWAG and MUTCD requirements, respectively.
 - f. Provide Street lighting plan.
 - g. Provide Landscaping plan for all streets and common areas.
12. Water Main, Sanitary Sewer, and Storm Sewer Plan and Profiles:
- a. Address all comments proved by CBE, Lebanon Utilities and/or their reviewing consultants.
 - b. Indicate Structural backfill within 5' of all rights-of-way. Notes shall be placed that indicate all structural material to be compacted in 6" lifts.
 - c. Indicate conduit and private utility crossing locations, size, depth, and material, as necessary. Notes shall be placed that indicate all structural material to be compacted in 6" lifts.
 - d. Provide 10' horizontal separation between water mains, storm sewers and structures, and sanitary sewers and structures.
 - e. All sanitary stubs shall indicate cap.
13. Provide Maintenance of Traffic plan in compliance with MUTCD for the construction of the proposed entrance.
14. Provide copy of Rule 5 NOI to Scott Calvert, MS4 Coordinator. Weekly City 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.
15. Incorporate current Lebanon Standards details sheets. Inapplicable details and or sheets shall be "X"d out.

Planning Staff Preliminary Plan Review

UDO Section 8.8 Street Standards

- All internal streets will meet the Local Residential Street cross section as outlined in the Lebanon City Standards and provide for on-street parking on one side only to preserve the clear width necessary for public safety access.
- All street geometry standards have been met or specifically addressed in the PUD ordinance.
- Proposed street names have been provided for review and approval.
- Street lighting plan has been provided and confirmed to meet UDO requirements for placement.

UDO Section 8.9 Pedestrian Network Standards

Proposed sidewalks meet all applicable pedestrian network standards.

I: Staff Recommendation:	UDO Section 8.14 Easement Standards All required easements for drainage and utility infrastructure have been identified on the preliminary plan drawings.
	UDO Section 7.7.G Residential Sign Standards Refer to this UDO section for applicable standards relating to subdivision entry signage. Apply for and receive sign permits for any signage prior to installation.
	Staff Recommendation:
	In review of the submitted Primary Plat as presented, Lebanon Planning Staff finds compliance with the Unified Development Requirements for the subject site. Lebanon Plan Commission recommends approval of the subject Primary Plat contingent on the following condition: <ol style="list-style-type: none">1) TAC Comments: The applicant adequately addresses any remaining City of Lebanon TAC comments prior to submission of Construction Drawings and a Secondary Plat.2) Stormwater Approval: The applicant receives formal drainage approval from the City of Lebanon Board of Public Works prior to approval of Construction Drawings and a Secondary Plat.