

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

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

A. Case Number:	Docket # 21-43
B. Applicant:	Dillon Reynolds for Lebanon Gateway Properties, LLC
C. Location:	The subject property is located at 1511 W. South Street, Lot 4 Lebanon Gateway Marketplace, Lebanon, Indiana, 46052.
D. Acreage and Zoning:	The subject property contains 1.2 acres and is presently zoned Planned Unit Development (PUD) and within the Thoroughfare Overlay District.
E. Property History:	<p style="text-align:center">May 21, 2018 Plan Commission</p> <p>The Lebanon Gateway Marketplace Planned Unit Development and Preliminary Plan was considered by the Plan Commission on May 21, 2018 and the ordinance was adopted by the Common Council on June 11, 2018. Lebanon Gateway Properties, LLC is proposing an approximately 8,000 square foot four-tenant “B” shop building within Lebanon Gateway Marketplace. Tenants will be announced once commitments have been secured.</p>
F. Ordinance Process:	<p>Procedural Ordinance Process:</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">1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts2. All uses within the Interstate Overlay District <p>Lebanon Staff Determination: The project is located within the Planned Unit Development (PUD) zoning district requiring Development Plan approval.</p>
G. Action Requested:	<p>Development Plan Approval</p> <p>The applicant is requesting Development Plan approval in order to construct a new 8,000 square foot four-tenant “B” shop building on Lot 4 within Lebanon Gateway Marketplace.</p>

H. 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- Comments were as follows:

- Confirm that the 4-inch ductile iron water service line connecting the water service lines to the water main will be considered a private water line.
- Ensure water meters will be installed per the Commercial Typical Meter Setting details on Sheet 11 of the Lebanon City Standards.
- Ensure that the water meters will be accessible. Lebanon Utilities typically requires water meters to be placed as close to the Right-of-Way line as possible but understands this is a unique situation.
- It appears there are only 2 sanitary laterals provided for the 4 tenant spaces. Is there a reason for providing a separate lateral for each space?
- Confirm the size of the existing lateral stub the laterals are proposed to connect to.

Electrical Division- Comments were as follows:

- Coordinate electrical needs and proposed connections with the Lebanon Utilities Electric Department.

City of Lebanon Stormwater – 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 Limited (CBBEL) pursuant to the City of Lebanon Stormwater Control Ordinance. Master detention facilities are provided within Lebanon Gateway Marketplace to serve each individual commercial lot so no on-site detention on the subject site is required.

City of Lebanon Fire Department-The applicant will be required to supply a Knox Box for emergency access to the site. Address numbers need to be placed on the street façade of the building and be 6-12” in size. The applicant should generate truck turn diagrams to ensure that all fire department vehicles can access all sides of the proposed building.

City of Lebanon Engineer – Comments were 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.
2. Sheet C1.0 – Cover Sheet:

- a. "APPROVED FOR CONSTRUCTION" stamp, shall be added, when appropriate, as follows:

APPROVED FOR CONSTRUCTION

Release For Construction Date: _____

Preconstruction Conference Date: _____

By: _____ Date: _____

Kevin Krulik PE PS AICP, City Engineer

City of Lebanon, IN

3. Sheet C2.0 – Typical Sections & General Notes:
a. Provide References to City of Lebanon Standard details sheets.
4. Sheet C3.0 – Existing Conditions/Demolition Plan:
a. Add full depth asphalt sawcut between toe of curb and asphalt to ensure clean removal of curb and minimize damage to asphalt.
Developer/Contractor is responsible for any damage to adjacent existing infrastructure.
b. All concrete and asphalt removal shall include perimeter saw cuts.
Concrete shall be cut at existing joints. Add appropriate notes as needed.
c. Provide reference to maintenance of traffic plan associated with demolition and reconstruction of existing rights-of-way.
5. Sheet C4.0 – Site Plan:
a. Provide "DO NOT ENTER" signage near southwest corner of building to ensure proper operation of the west side drive through aisle.
b. Entrance at Ping Drive is required to be right-in/right-out only.
i. In order to ensure this traffic operation, signage shall be installed at the entry/exit to the site in addition to the installation of plastic flexible delineator bollards along the east side of the southbound lane of Ping Avenue to ensure the left exits from the site are not permissible.
c. Provide 4" white thermoplastic side lines for all crosswalk locations entrance compliant with PROWAG and MUTCD requirements.
d. Provide 24" white thermoplastic stop bar at Ping Avenue entrance compliant with PROWAG and MUTCD requirements.
e. Provide stop sign at Ping Avenue entrance compliant with PROWAG and MUTCD requirements.
f. All traffic control posts installed within the right-of-way shall be black painted square breakaway steel posts.

- g. All traffic control signage within the right-of-way to have black painted sign backs.
- h. Indicate Street Light locations.
- 6. Sheet C5.0 – Grading Plan:
 - a. Ensure that drainage directed to the Ping Avenue is in compliance with the Ping Avenue storm sewer design.
 - b. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL.
- 7. Sheet C6.0 – Utility Plan:
 - a. Indicate all utility crossing elevations. Provide concrete cradles where a vertical separation of 18” between outside of pipes is not attainable (6” min. clearance required). Denote all gas, electric, and water crossings.
- 8. Sheet C6.1 – Storm Sewer Plan and Profiles:
 - a. Notes shall be placed that indicate all structural backfill material to be compacted in 6” lifts.
 - b. Indicate all conduit and private utility crossing locations, size, depth, and material as necessary.
 - i. On profile Storm – 01: Indicate location of gas line between structure 102 and 101.
 - ii. On Profile Storm – 02: Indicate location of sanitary sewer line between structure 202 and 201.
 - iii. On Profile Storm – 02: Indicate location of sanitary sewer line between structure 202 and 101.
 - a. Depict Hydraulic Grade Line.
 - c. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL.
- 9. Sheet C7.0-C7.3 – Soil Erosion and Sediment Control Plan:
 - a. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL.
- 10. Sheet C8.0-C8.2 – Details
 - a. No comments at this time.
- 11. Sheet C9.0 – Specifications
 - a. No comments at this time.
- 12. Provide Maintenance of Traffic plan in compliance with MUTCD for the construction of the proposed entrance along Ping Avenue.
- 13. Provide copy of Indiana Department of Natural Resources (IDNR) Rule 5 Notice of Intent (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 Notice of Termination (NOT) is filed. Fees shall be paid at the time of permitting based on the proposed anticipate construction schedule.
- 14. Incorporate current Lebanon Standards details sheets. Inapplicable details and or sheets shall be “X”d out.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant is requesting Development Plan approval in order to construct a new 8,000 square foot four-tenant “B” shop building on Lot 4 within Lebanon Gateway Marketplace.

2. Development Standards-

The submitted civil drawings have demonstrated compliance with the following standards required for the Planned Unit Development (PUD) district and/or underlying Planned Business Commercial (PBC) Zoning District.

UDO Development Standards-Planned Unit Development District	
Required	Provided
Minimum Lot Size = 1 acre	Subject Lot = 1.2 acres
Minimum Lot Width = 100 Feet	137 Feet
Minimum Lot Frontage= 100 Feet	137 Feet
Front Setback (South Street) = 50 Feet	170 Feet
Front Setback (Ping Ave) = 25 Feet	25 Feet
Front Setback (Gateway Ave) = 30 Feet	77 Feet
Side Setback= 10 Feet	West – 24 Feet
Maximum Height=70 Feet	23 Feet

3. Parking and Pedestrian Approval:

UDO Parking Requirement	Provided On-Site
Required parking spaces will be calculated once tenants are identified.	TOTAL = 45 spaces (43 standard, 2 ADA) Bike Racks provided - 1

4. Lighting Approval:

In review of submitted photometric plans and cut-sheets for the lighting fixtures, Lebanon Planning and Zoning Staff has determined that the plan meets all applicable requirements within the Lebanon Gateway Marketplace PUD and PBC zoning districts.

5. Landscaping/ Bufferyard Approval:

In review of the submitted landscaping plan, the applicant has provided a plan that meets all applicable requirements within the Lebanon Gateway Marketplace PUD and PBC zoning districts.

**I: Staff
Recommendation:**

6. Signage Plan:

Because this is a speculative building and tenants are unknown at this time, the applicant has not submitted a signage plan for the building. It is anticipated that each individual tenant will submit plans for signage when applicable.

7. Architectural Review:

The applicant has submitted architectural renderings that adhere to the requirements of the Lebanon Gateway Marketplace PUD and PBC zoning districts.

Staff Recommendation:

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

- **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.