

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
OCTOBER 18, 2021 PUBLIC HEARING**

A. Case Number	Docket # 21-55
B. Applicant	Sean Downey representing Arbor Homes LLC
C. Location	The subject property is located approximately one-half mile east of Elm Swamp Road on the south side of 300 N. The property is bordered to the west by Auburn Meadows subdivision.
D. Acreage	The subject property contains 33.92 acres.
E. Current Zoning	The property is currently zoned Single-Family Residential (SF2).
F. Current Land Use	Agricultural/Undeveloped
G. Adjacent Land Uses	North: Agricultural East: Large lot single-family residential South: Agricultural West: Auburn Meadows undeveloped future sections
H. Ordinance Process	Unified Development Ordinance Process for Primary Plat The applicant is seeking Primary Plat approval for Liberty Village, 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 an 85-lot single-family residential development called Liberty Village.

J. Liberty Village Standards:

Liberty Village 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 Liberty Village 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:

- Provide a complete full-sized set of the most recent City Standards (Rev. 03/12/2020) attached to the construction drawings.
- Provide proposed water main sizing.
- Reference Sheet 09 of the City Standards for water main materials. Water mains shall be ductile iron.
- Provide profile views of any proposed public water mains.
- Water meters shall be in accordance with the City Standards and locations of water meters shall be indicated on the Construction Drawings.
- The dead-end water main at the end of the cul-de-sac on Shephard Court is not an ideal situation. In that there does not appear to be a potential to loop the proposed water main, a hydrant shall be placed at the end of the line for flushing purposes. Note the Utility Alignment detail for the Cul-De-Sacs on Sheet 03 of the City Standards for placement of the water line and hydrant.
- Provide a completed IDEM Water Main NOI form.
- Sanitary Sewers shall be SDR-26 in accordance with Sheet 12 of the City Standards.
- In the Construction Drawings, provide profile views of the proposed gravity sanitary sewers.
- Provide a completed IDEM Sanitary Sewer Construction Permit
- 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 additional flows 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.
- An Infrastructure Reimbursement Agreement between the Developer and Lebanon Utilities will likely be needed in order to upsize the 8-inch gravity sanitary sewer along the south edge of Windmill drive to a 10-inch gravity sewer in accordance with Lebanon Utilities Wastewater Master Planning. Accordingly, a sanitary sewer stub would need to be provided to the east (potentially in the easement between Lots 49 and 50).

L. Planning Review:

Electrical Division- Comments were as follows:

- The project appears to fall within the Boone County REMC Electric Territory.

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.

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.

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:

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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:

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.