

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**PLAN COMMISSION REPORT
TO COMMON COUNCIL**

A. Case Number	Docket # 21-26
B. Applicant	Jason Miller representing KennMar LLC
C. Location	The subject property, Lebanon Gateway Marketplace, is located at the southeast corner of South Street and Interstate 65.
D. Acreage	The subject property contains 20.74 acres.
E. Current Zoning	The property is currently zoned Planned Unit Development (PUD).
F. Current Land Use	Retail
G. Adjacent Land Uses	North: Commercial/Retail East: Commercial/Industrial South: Undeveloped/Industrial West: Interstate 65
H. Action Requested	<p style="text-align: center;">Lebanon Gateway Marketplace PUD Ordinance Amendments</p> <p>Staff was approached by representatives from KennMar expressing challenges with developing two of the lots within Lebanon Gateway Marketplace because of the building setback requirements associated with Ping Avenue and Ransdell Road. Lot 4 and 5 are on either side of Ping Avenue and three sides of each lot are located on a street frontage, thus having to meet front yard setbacks, which include larger dimensions, rather than side or rear setbacks. With front setbacks required on multiple sides, the applicant has found it difficult to develop the lots based on clients needs while still meeting setback requirements. Staff worked with the applicant to propose amendments to the PUD ordinance to reduce the building and parking setback requirements on Ping and Ransdell to allow additional flexibility on building and parking placement, while still providing for quality design.</p> <p>The following are specific descriptions for each amendment:</p> <p>Commercial Standards Chart – Minimum Front Yard Building Setback (Ping Avenue/Ransdell Road Frontage) The front building setback on Ping Avenue and Ransdell Road has been reduced from 50 feet to 25 feet. This will allow for additional flexibility on building placement and size for Lot 4 and 5, which are currently restricted to front building setbacks on multiple sides of the lots.</p> <p>Commercial Standards Chart – Front/Side/Rear Yard Parking Setback The required parking setback remains at 10 feet, however, a reduction of up to 30% is permitted, but must be accompanied by an increase in the number of required</p>

landscape plantings by the same percentage. For example, if the setback is reduced from 10 to 7 feet (30% reduction), the landscape plantings shall be increase from 4 trees and 10 shrubs every 100 feet to 5 trees and 13 shrubs.

**I: Plan Commission
Action:**

Plan Commission Action:

The Advisory Plan Commission held a public hearing regarding the PUD amendment at their regularly scheduled meeting on May 17, 2021. The **Plan Commission has forwarded the request to the Common Council with a favorable recommendation** by an 8-0 vote, certified by the Commission Secretary on May 18, 2021 (copy included in packet).