

# KEELER-WEBB ASSOCIATES



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486 Gradle Drive  
Carmel, Indiana 46032

March 11, 2022

**Attn: Planning Department &  
Lebanon Board of Zoning Appeals  
401 S Meridian St  
Lebanon, IN 46052**

Re.: Mann Brothers Holdings, LLC  
845 Indianapolis Avenue (0.863 Ac. +/-)  
Lebanon, Indiana

## **LETTER OF INTENT / PROJECT NARRATIVE**

In 2021, Mann Brothers Holdings, LLC, the Petitioner, purchased the real estate previously owned by C. Edwin & Thomas A. Hunt. The 0.863 Ac. property has previously been a gas filling station, then an automobile repair shop, and most recently an auction business. Mr. Hunt rezoned the real estate from ID to Planned Business Commercial (PBC) per Ordinance 2021-02 with the intent of selling the property to Mann Brothers Holdings, LLC to develop a Gas/Fueling Station. This site is bounded by Indianapolis Avenue and Spencer Avenue (SR 32), Phillips Industries dba Johnson Controls, and Lebanon Utilities (location of former electrical sub-station).

Keeler-Webb Associates is acting as Agent, Surveyor and Engineer for Mr. Jesse Mann with Mann Brothers Holdings, LLC, who is the developer of the subject property. The preliminary site plan attached to this petition represents the planned redevelopment of the entire site. Planned improvements include a Convenience Store / Fueling station building containing 2,400 sq. ft., with parking for employees/customers, fueling canopy, stormwater detention chambers, site improvements, new curb cuts and sidewalks, and landscaping buffer yards.

Mann Brothers Holdings, LLC currently operates seventeen (17) Convenience and Gas Fueling Station stores between Monticello, Lafayette, Frankfort, Muncie, Kokomo, and Gas City. This facility is one of several new stores planned for North Central Indiana. The Petitioner plans to invest nearly \$2 Million Dollars (\$2,000,000.00) in real estate improvements. Petitioner now seeks several variance approvals to be able to redevelop this site.

We are requesting to have the Board of Zoning Appeals hold a public hearing for these Development Standards variances which will allow for the redevelopment of this Planned Business Commercial (PBC) property. The Petitioner seeks three (3) variances to reduce the front building setbacks, front yard parking setback, and rear yard parking setback as follows:

#### 4.13 Planned Business Commercial (PBC) D. Lot & Yard Standards

1. *Front setback 50' min* - The current plan would require a variance to allow a front building setback of 30 feet for the building and canopy. All required landscaping plantings in the 20' Thoroughfare front buffer yards would be installed.
2. *Side setback 15' min* - The current plan would require a variance to allow a side building setback of 0.5 feet for the building and canopy. All required landscaping plantings in the 10' Side buffer yards would be installed.
3. *Rear setback 10' min* - The current plan would require a variance to allow a rear building setback of 0.5 feet for the building and canopy. All required landscaping plantings in the 10' Rear buffer yards would be installed.

#### 7.5 Parking Standards, 2. Nonresidential Uses, i. Parking Facility Location

4. *No paved portions of the parking area shall be located within five (5) feet of any side or rear yard property line nor within a required buffer or planting area.* The current plan would reduce the parking setback to 0'. The 10' buffer yard would be maintained along with the installation of an opaque quality fence and all required landscaping plantings in the side/rear buffer yards will be located on the exterior face of the fence.
5. *No paved portion of the parking area shall be located within ten (10) feet of the right-of-way in any designated front yard or of a required buffer or planting area.* The current plan would reduce the front parking setback to 0'. The 20' Thoroughfare buffer yard would be maintained, and all required landscaping plantings would be installed.

#### 7.21 Specific Use Standards, A. Gas / Fueling Stations And Car Washes

6. *3. Fuel sales shall be limited to no more than one (1) per block.* Casey's has an address of 723 Indianapolis Avenue, and this site has an address of 845 Indianapolis Avenue (not in the same hundred block). Additionally, there is an existing alley between the Casey's property and Phillips Industries dba Johnson Controls, and there are 3 previous vacated alleys between the existing alley and the proposed development.

Storm water will be collected, sheet drain, and conveyed via private storm sewer and proposed underground detention chambers. After cleaning and detaining stormwater on-site within the BMP, stormwater will be discharged into the Lebanon storm sewer north of the site along Indianapolis Avenue. The existing site has all utilities available on the site or in the adjacent Indianapolis Avenue and Spencer Avenue rights-of-way. Other than the requested variances this site will be designed to be in compliance with Lebanon Design Standards and zoning ordinance.

All future owners/customers, delivery trucks and employee vehicles will enter the property from the two proposed curb cuts on Indianapolis and Spencer Avenue (SR 32). The use of the site was anticipated in the new Lebanon Traffic Impact study which relates that the level of service will be unchanged on Indianapolis Avenue and Spencer Avenue with a very minor increase in traffic. All utilities are available in the adjacent rights-of-way, and the utilities have adequate capacity to service the proposed facility. Construction is planned to begin immediately upon approval by all appropriate agencies with the intention of completing the New Building by the End of 2022.

This redevelopment project will enhance the tax base for the local schools and will not be a burden to the system. The design of the structure will meet requirements set in local and state codes/ordinances, utility standards, and will not be a fire hazard to the public. There is sufficient capacity of all the utilities available to this site, and no off-site improvements or upgrades will be necessary to construct or operate this facility. This project is being submitted for your review and comment prior to the BZA public hearing. If there are any questions or concerns, please do not hesitate to contact us at any time.

Respectfully,  
KEELER-WEBB ASSOCIATES



Adam DeHart, PS, EMT-P, CPESC, CESSWI  
Project Manager