

KEELER-WEBB ASSOCIATES



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TELEPHONE (317) 574-0140 www.keelerwebb.com

486 Gradle Drive
Carmel, Indiana 46032

March 30, 2022

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

Re.: Mann Brothers Holdings, LLC
320 N. Patterson Street (0.623 Ac. +/-)
Lebanon Indiana

LETTER OF INTENT / PROJECT NARRATIVE

In 2021, Mann Brothers Holdings, LLC, the Petitioner, purchased the real estate previously owned by Edgar Cooney Family Limited Partnership. The 0.623 Ac. property has been vacant for 20 years +/- and is bounded by Lebanon Street (SR 39), Noble Street, Ash Street, and an Alley to the East..

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 development site plans attached to this petition represents the planned redevelopment of the entire site. Planned improvements include a Convenience Store / Laundry building containing 5,000 sq. ft., with parking for employees/customers, stormwater detention chambers, site improvements, new curb cuts and sidewalks, and landscaping buffer yards.

Mann Brothers Holdings, LLC currently operates seventeen (17) 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 approximately \$1 Million Dollars (\$1,000,000.00) in real estate improvements. The petitioner now seeks Plan commission approvals for the site development plans to be able to redevelop this site.

On March 7, 2022, the Board of Zoning Appeals held a public hearing. The BZA approved Docket 22-17 for the following variances to reduce the front and side building setbacks and parking/driveway setback as follows:

Variance Request #1 – Front Building Setback UDO Section 4.12.D

1. Reduce the front Building Setback from 35 feet to 20.5 feet from S Lebanon Street.

Variance Request #2 – Front Parking Setback

UDO Section 7.5.F.2.i

2. Reduce the front Parking Setback from 30 feet to 20 feet from S Lebanon Street.

Variance Request #3 – Rear Parking Setback

UDO Section 7.5.F.2.i

3. Reduce the rear Parking Setback from 15 feet to 10.5 feet from the Alley.

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 at intersection of Nobles Street and the alley at the southeast corner of the property. The existing site has all utilities available on the site or in the adjacent Lebanon Street, Noble Street and Alley 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/tenants, delivery trucks and employee vehicles will enter the property from the two proposed curb cuts on Lebanon Street (SR 39) and Ash Street. 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 Lebanon Street and Noble Street 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 Retail 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 Plan Commission 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