

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION  
STAFF REPORT  
APRIL 17, 2023 PUBLIC HEARING**

<b>A. Case Number:</b>	<b>Docket # 23-21</b>
<b>B. Applicant:</b>	<b>Roger Distler for McClure Store #52</b>
<b>C. Location:</b>	The subject property is located at 531 Garoffolo Boulevard, Lebanon, Indiana, 46052.
<b>D. Acreage and Zoning:</b>	The subject property is zoned <b>Planned Business Commercial (PBC)</b> and within the <b>Thoroughfare Overlay District</b> and comprised of 5.62 acres.
<b>E. Adjacent Land Uses:</b>	<b>North – Commercial South – Commercial West – Commercial/Vacant East – Interstate 65</b>
<b>F. Property History:</b>	The subject property is the site of the McClure gas station.
<b>G. Ordinance Process:</b>	<p><b>Procedural Ordinance Process:</b></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"><li>1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts</li><li>2. All uses within the Interstate Overlay District</li></ol> <p><b>Lebanon Staff Determination:</b> The project is located within the PBC zoning district and the expansion involves the enlargement of an existing non-residential building footprint by more than 10% of the gross floor area, thus requiring Development Plan approval.</p>
<b>H. Action Requested:</b>	<p><b>Development Plan Approval</b></p> <p>The applicant presented the intent to construct an approximately 700 square foot addition to the existing McClure gas station. No additional site improvements are proposed at the current time.</p>

**I. 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-**

- The proposed under-the-sink grease trap is acceptable based on comments at TAC by the Owner’s Representative that the purpose of the kitchen area is for warming food rather than for food preparation. Should food preparation be contemplated in the future, a grease trap in accordance with the Lebanon City Standards will be required.

**Electrical Division-**

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

**City of Lebanon Stormwater-**

- Satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering pursuant to the City of Lebanon Stormwater Control Ordinance.

**City of Lebanon Fire Department-**

- No comments

**City of Lebanon Engineer-**

- No comments (no site improvements proposed)

**City of Lebanon Planning Staff Review-**

**1. Plan of Operation:**

The applicant presented the intent to construct an approximately 700 square foot addition to the existing McClure gas station. No additional site improvements are proposed at the current time.

**2. Development Standards-**

The submitted civil drawings have demonstrated compliance with the following standards required for the Planned Business Commercial (PBC) district.

UDO Development Standards-PBC District	
Required	Provided
Minimum Lot Size = No minimum	Subject Lot = 5.62 acres
Minimum Lot Width = 100 Feet	490 Feet
Minimum Lot Frontage= 100 Feet	490 Feet
Front Setback = 50 Feet	245 Feet
Side Setback= 25 Feet	200 Feet

**3. Parking Approval:**

<b>UDO Parking Requirement</b>	<b>Provided On-Site</b>
1.5 spaces per fuel nozzle plus 1 space per 300 square feet of enclosed area	TOTAL = 10 spaces provided

**4. Lighting Plan:**

No additional lighting is planned for the subject site.

**5. Landscaping/ Bufferyard Approval:**

No site improvements are proposed on the subject site. The improvements are limited to building addition only.

**6. Signage Plan:**

No additional signage is proposed with this expansion project.

**7. Architectural Review:**

The proposed building additions will match the architecture and building materials of the existing facility and will meet all applicable standards of the UDO.

**Staff Recommendation:**

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

**J: Staff  
Recommendation:**