

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
AUGUST 21, 2023 PUBLIC HEARING**

A. Case Number	Docket # 23-54
B. Applicant	Gradison Land Development, Inc
C. Location	The subject property is generally located north and west of the intersection of CR 300 N and State Road 39.
D. Acreage	The subject property contains 140.19 acres.
E. Current Zoning	The property is currently zoned Planned Unit Development (PUD).
F. Current Land Use	Agricultural/Undeveloped
G. Adjacent Land Uses	North: Rural Residential East: Rural Residential and Commercial South: Rural Residential West: CSX Railroad
H. Ordinance Process	Planned Unit Development Preliminary Plan The applicant is seeking Preliminary Plan approval for the Spring Creek development, which addresses the layout of the overall site and serves the same function as a Primary Plat. 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 Preliminary Plan adheres to the development standards approved as part of the Spring Creek PUD Ordinance, which was adopted by the Common Council on June 12, 2023. 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	Preliminary Plan Approval The applicant is requesting Preliminary Plan approval in order to develop the subject property as a large-scale mixed-used development called Spring Creek, containing single-family, duplex, townhome, and commercial uses.
J. Spring Creek PUD Standards:	Spring Creek PUD Development Standards The following is a summary of the development standards provided in the executed Spring Creek PUD ordinance. The applicant has proposed a Preliminary Plan that adheres to the applicable standards.

Development Standards

The table below outlines the development standards proposed for Spring Creek.

Area A – Single-Family Residential

Area A will include traditional detached single-family residential homes with a maximum of 170 lots.

	Area A
Max. Number of Dwelling Units	170
Min. Lot Area	5000 SF
Min. Lot Width	50 feet
Min. Setback, Front	20 feet
Min. Setback, Side	5 feet
Min. Setback, Rear	15 feet
Min. Living Space, Ranch	1600 SF
Min. Living Space, Two Story	1800 SF
Max. Impervious Lot Coverage	50%
Min. Main Body Roof Pitch	6V/12H
Max. Building Height	35 feet
Garage Size	360 SF
Side Gable Overhangs	8"

Area B – Single-Family Attached Residential (Duplex)

Area B will include traditional attached single-family residential homes (duplexes) with a maximum of 130 units.

	Area B
Max. Number of Dwelling Units	120
Min. Lot Area	3500 SF (per unit)
Min. Lot Width	40 feet
Min. Setback, Front	20 feet
Min. Setback, Side	0 ft on one side (common firewall), 5' other side
Min. Setback, Rear	15 feet
Min. Living Space, Ranch	1400 SF
Max. Impervious Lot Coverage	60%
Min. Main Body Roof Pitch	6V/12H
Max. Building Height	35 feet
Garage Size	360 SF
Side Gable Overhangs	8"

Area C and D, which are the Townhome and Commercial blocks have not been included in the Preliminary Plan design at this time. These elements will be submitted at a later date for Preliminary Plan review and approval.

The applicant has included a series of character imagery exhibits that represent the types of homes proposed for Area A, B, and C.

Anti-Monotony: No house can be of the same front elevation design as any other house within three lots along the same block face or directly across the street. No single front elevation design may constitute more than 30% of the front elevation house design within any single phase of Area A.

Corner Lots: Single-story homes built on corner lots must have a minimum of two windows on the side of the home facing the street and two-story homes must have a minimum of three windows.

Facades: All front facades on dwellings will have a masonry wainscot up to the lowest first floor window sills, a minimum of two siding styles (i.e. lap, shingle, vertical), windows in the garage doors, and at least one architectural feature from UDO Section 7.18.A.7. All front façade windows will have window grids and either shutters or architectural treatment. The width of the architectural treatment will be a minimum of 6 inches on the front and 4 inches on all other facades.

Landscape Standards: The applicant is proposing to meet all required residential lot landscaping standards. The standard includes two trees and eight shrubs in the front yard and an additional tree and 8 shrubs in the side yard facing a street on a corner lot. Buffer B is required between any residential use district and commercial or industrial use districts within the proposed PUD. Along the perimeter of the proposed PUD, where adjacent to properties outside of the district, Buffer B will also be required.

The applicant has provided a preliminary plan that reflects all applicable architectural or landscape standards.

K. TAC Review:

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:

- Coordinate off-site water and wastewater plans with the Corbett Towns development team and the Spectra Multi-Family Development team. Provide an overall utility infrastructure exhibit for the three developments.
- Should the off-site water and wastewater infrastructure be constructed as part of the Spring Creek Development, the off-site water and wastewater infrastructure shall be included as part of the Spring Creek Phase 1 plan set. It must be

demonstrated that easements and agreements are in place with the off-site property owners.

- An MOU will be needed to outline Availability Fee offsets associated with upsizing of the gravity trunk sewer.
- Lebanon Utilities reserves the right to make additional comments once Construction Plans are submitted.

Electrical Division- Comments were as follows:

- Comments will be provided once construction plans are submitted for review.

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-No comments provided.

City of Lebanon Engineer – Comments/questions are as follows:

Please see the following comments related to the proposed project. Please note this is a preliminary engineering review associated with a PUD rezone of the project and does not represent a review of development plans and or construction drawings. However, please consider the following comments.

1. General Comments:

- a. Satisfactorily address all comments provided by Lebanon Utilities, Police, Fire, Street, Stormwater, and Planning departments, in addition to requirements of other authorities having jurisdiction, such as: the Boone County Surveyor, the Indiana Department of Environmental Management, the Indiana Department of Natural Resources, the Indiana Department of Transportation, etc.
- b. Submit required calculations and satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering Limited (CBBEL) pursuant to the City of Lebanon Stormwater Control Ordinance.
- c. Add Note stating the following: ALL WORK ASSOCIATED WITH LEGAL DRAIN REROUTING AND DEMOLITION OF EXISTING DRAINAGE TILES TO BE AND COORDINATED WITH THE BOONE COUNTY SURVEYOR’S OFFICE. Please consult with the Boone County Surveyor regarding any downstream reconstruction and or improvement requirements.
- d. Provide traffic impact study to confirm required entry improvements and modifications required for adjacent intersections. The Study shall consider impacts of the adjacent Lennar – Corbett Townhomes project and the Spectra Apartment and Townhome project.

- e. The City of Lebanon reserves the right to move the location of the northernmost stub street, within section 4, to better align with and accommodate adjacent development patterns.

2. All Sheets:

- a. Add a note to all appropriate sheets which states the following: All work within the right-of-way shall meet current City of Lebanon Construction Standards.
- b. Add a note to all appropriate sheets which states the following: The contractor/developer shall protect existing right-of-way infrastructure and be responsible for restoration as necessary.
- c. Provide Reference to City of Lebanon Standards, where applicable.
- d. Ensure compliance with the requirements of the City of Lebanon Stormwater Control Ordinance and Design Standards as outlined by CBBEL.
- e. Ensure compliance with requirements set forth by Lebanon Utilities and their reviewing consultants.
- f. Ensure compliance with the requirements of the City of Lebanon MS4 Department.

3. P001 - COVER SHEET:

- a. Add the following contact Information:

City of Lebanon
401 S. Meridian Street
Lebanon, IN 46052
(765) 482-8845
Kevin Krulik PE PS AICP - City Engineer
Scott Calvert – MS4 Coordinator/Public Works

- b. "APPROVED FOR CONSTRUCTION" stamp, shall be added to construction documents, when appropriate, as follows:

APPROVED FOR CONSTRUCTION

Release For Construction Date: _____

Preconstruction Conference Date: _____

By: _____ Date: _____

Kevin Krulik PE PS AICP, City Engineer

City of Lebanon, IN


4. P100-P102 – Existing Conditions:

- a. No comment at this time.
- 5. P103-P109 – Plan Layout Sheet:
 - a. Modifications to the entry may be necessitated by further traffic study and coordination with adjacent road reconstruction projects.
 - i. CR 300 may require additional improvements based on the above referenced reconstruction projects. Improvements may include but are not necessarily limited to the following:
 - 1. Pavement widening to ensure 11’ minimum width for all lanes.
 - 2. Acceleration/Deceleration Lanes and passing blisters.
 - 3. Street Resurfacing.
 - 4. Striping
 - 5. Paths and other pedestrian improvements.
 - b. Ensure crosswalk geometries agree with Lebanon Standards.
 - c. Thermoplastic crosswalks and stop bars will be required.
 - d. Depict internal pathway systems.
- 6. P110-P117 – Utility Plan:
 - a. The image on sheet P110 is obscuring view of a majority of the sheet.
 - b. Ensure compliance with the requirements of the City of Lebanon Stormwater Control Ordinance and Design Standards as outlined by CBBEL.
 - c. Ensure compliance with requirements set forth by Lebanon Utilities and their reviewing consultants.

d. The following revised stormwater standard may apply:

City of Lebanon Polypropylene Storm Sewer Specifications

1. Polypropylene (PP) Storm sewer pipe (HP storm pipe by ADS or approved equal) will be permitted outside of right-of-way pavement areas. PP pipe material shall have an extended double gasketed bell and spigot connection.
2. All storm sewer structures shall be precast reinforced concrete per Lebanon standards. All storm sewer structure connections shall meet Lebanon standards for interior and exterior concrete collars and grouting. All storm sewer structures shall meet Lebanon standards for concrete flow lines.
3. All End Sections shall be precast reinforced concrete per Lebanon standards.
4. All PP storm sewers shall be subject to and meet 7.5% mandrel testing. All storm sewers shall be jet cleaned inspected with video inspection equipment and video files provided to the City prior to acceptance per Lebanon standards.
5. All storm sewers under right-of-way pavement shall be reinforced concrete pipe per Lebanon standards.
6. All changes in storm sewer pipe material must be made at a precast reinforced concrete storm sewer structure.
7. Bedding for PP pipe material shall be 4-inches for 12- to 24-inch pipe, and 6-inches for 30- to 60-inch pipe. Bedding and initial backfill shall be crushed #8 limestone placed to a minimum of 12-inches above top of pipe.
8. All other City of Lebanon Standards shall apply to storm sewer Construction.


Kevin Krulik PE PS AICP, City Engineer
City of Lebanon, Indiana



7. P118 – Lot Details:
 - a. Reference lebanon Standards where applicable.
8. L100-L103 - LANDSCAPE PLAN:
 - a. Ensure compliance with Planning Department.
 - b. The image on sheet P110 is obscuring view of a majority of the sheet.

In reference to future submittals

9. Provide DEMOLITION PLAN:
10. Provide PLAN AND PROFILES:
 - a. Indicate Structural backfill within 5' of all rights-of-way.
 - b. Notes shall be placed that indicate all structural material to be compacted in 6" lifts.
 - c. Indicate all conduit and utility crossing locations, including size, depth, and material.
 - d. Provide structural backfill between all conduit, storm sewer, water main, and sanitary sewer crossings.
11. Provide SITE LIGHTING AND PHOTOMETRIC PLAN
12. Provide MAINTENANCE OF TRAFFIC PLAN
 - a. in compliance with MUTCD for any construction of improvements within existing rights-of-way.

13. Provide full Lebanon Standards Details sheets are to be incorporated into the final set of approved construction plans:
<https://lebanon.in.gov/wp-content/uploads/2021/12/Lebanon-City-Standards-Final-Version-Jan-1-22.pdf>
 - a. inapplicable details and or sheets may be “X”d out.
14. Provide copy of Indiana Department of Natural Resources (IDNR) CSGP (formerly Rule 5) Notice of Intent (NOI) to Scott Calvert, MS4 Coordinator. Weekly City inspections of Stormwater BMPs are required throughout construction. Inspection fees will be \$50 per month from permit issuance till a Notice of Termination (NOT) is filed. Fees shall be paid at the time of Improvement Location Permit (ILP) issuance based on the proposed anticipated construction schedule.
15. Please note that all lots will be subject to Road Impacts fees at the time of permitting. Please see the attached Road Impact Fee worksheet.

The City reserves the right to issue further comments related to the project.

L. Planning Review:

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. All proposed streets shall be signed as “No Parking” except for designated on-street locations.
- All street geometry standards have been met or are specifically addressed in the PUD ordinance.
- Proposed street names shall be provided for review and approval.
- Street lighting plan shall be provided with the construction plans in order to confirm compliance with UDO requirements for placement.

UDO Section 8.9 Pedestrian Network Standards

Proposed sidewalks meet all applicable pedestrian network standards. Due to the anticipated future improvements proposed by the IEDC and INDO'T along W. CR 300 N (including road and pedestrian improvements), the applicant will not be required to install the necessary pedestrian paths along this roadway. Additionally, the applicant is proposing a series of off street paths to provide residents expanded walking opportunities throughout the neighborhood.

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.

Landscape Buffers/Plantings

The applicant has proposed mounding along the W. CR 300 N. frontage. In addition, per the Spring Creek PUD, the applicant is proposing to meet all required residential lot landscaping standards. The standard includes two trees and eight shrubs in the front yard and an additional tree and 8 shrubs in the side yard facing a street on a corner lot. Buffer B is required between any residential use district and commercial or industrial use districts within the proposed PUD. Along the perimeter of the proposed PUD, where adjacent to properties outside of the district, Buffer B will also be required.

Amenities

The applicant is proposing two primary amenity spaces within the residential area of the proposed development and has provided representative images to illustrate the concept for these spaces to include amenities such as a dog park, playground equipment, pickleball courts, and a pavilion. Further details for these spaces will be included when construction plans are submitted for the associated section of the development.

I: Staff Recommendation:

Staff Recommendation:

In review of the submitted Preliminary Plan as presented, Lebanon Planning Staff finds compliance with the Unified Development Requirements for the subject site. Lebanon Plan Commission recommends approval of the subject Preliminary Plan contingent on the following condition:

- **TAC Comments:**
The applicant adequately addresses any remaining City of Lebanon TAC comments prior to submission of a Secondary Plat.
- **Stormwater Approval:**
The applicant receives formal drainage approval prior to issuance of permits for site construction and submission of a Secondary Plat.