

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

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

A. Case Number	Docket # 23-56
B. Applicant	Tony Bagato representing Lennar Homes of Indiana, LLC
C. Location	The subject property is located at the estimated address of 2802 N State Road 39, Lebanon, Indiana 46052.
D. Acreage	The subject property contains 12.16 acres.
E. Current Zoning	The property is currently zoned Planned Unit Development (PUD).
F. Current Land Use	Agricultural/Undeveloped
G. Adjacent Land Uses	North: Undeveloped and Rural Residential East: Crownpointe Assisted Living and Witham Hospital South: Stonegate Meadows (Multi-family residential development) West: Meadow Wings (Duplex residential development)
H. Ordinance Process	Planned Unit Development Preliminary Plan The applicant is seeking Preliminary Plan approval for the Corbett Towns townhome 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 Corbett Towns PUD Ordinance, which was adopted by the Common Council on July 10, 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 a 96-lot single-family attached (townhome) residential development called Corbett Towns.
J. Corbett Towns PUD Standards:	Corbett Towns PUD Development Standards The following is a summary of the development standards provided in the executed Corbett Towns 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 Corbett Towns.

	Corbett Towns
Min. Total Living Area	1500 SF
Min. Ground Floor Living Area	600 SF
Minimum Lot Size	No Min.
Min. Lot Width	No Min.
Min. Setback, Front (Lebanon St)	30 feet
Min. Front Garage Setback	20 feet
Min. Setback, Side	No Min.
Min. Building Separation	15 feet
Min. Setback, Rear	No Min.
Max. Building Height	35 feet
District Perimeter Setback	20 feet

Architectural/Landscape Standards

The applicant has provided character exhibits that represent the architectural design for the proposed townhomes. The townhomes will include a minimum of three building materials on the front façade including but not limited to brick, stone, horizontal siding, board and batten, and shake siding. The front elevation of each home will have a minimum of a masonry wainscot up to the sill of the lowest first floor window and will also include the masonry wainscot on the side and rear elevations for any townhome building whose side or rear abuts a public right-of-way.

Each unit is two-story and includes a two-car garage and a driveway with space for two additional parked cars off-street.

Landscape Standards: The applicant has provided a conceptual landscape plan that provides for a 20-foot landscape buffer along the west and north perimeters where adjacent to existing residential uses that will include 6 trees and 15 shrubs every 100 feet. For the 20-foot buffer along State Road 39, a 3-6 foot mound will be included along with the tree and shrub plantings. Each townhome unit will include 1 tree and 4 shrubs in the front yard and any side of a townhome building adjacent to a public street will additionally include 1 tree and 8 shrubs.

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 Spectra Multi-Family Development team and the Spring Creek Development team. Provide an overall utility infrastructure exhibit for the three developments.
- It is anticipated that the gravity trunk sewer and a portion of water mains for the project may be constructed by the Spring Creek Development team. It has been noted that the Spring Creek Development team must demonstrate that easements and agreements are in place with off-site property owners prior to construction.
- Should the gravity trunk sewer not be constructed by the Spring Creek Development team, an MOU will be needed to outline Availability Fee offsets associated with upsizing of the gravity trunk sewer.
- The proposed water main shown along Monarch Lane shall be extended east across State Road 39 and connect with the existing 12-inch water main located on the east side of State Road 39 just north of Crown Pointe Drive.
- An easement shall be provided, either on the west side or east side of State Road 39, along the frontage of the Development to facilitate a future extension of the water main to the north.
- 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 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 in reference to future submittals.

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, 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 the following adjacent intersections:
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. All 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 conduit and utility crossing locations, size, depth, and material.
 - d. Provide structural backfill between all conduit, storm sewer, water main, and sanitary sewer crossings.
4. 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, when appropriate, as follows:

APPROVED FOR CONSTRUCTION

Release For Construction Date: _____

Preconstruction Conference Date: _____

By: _____ Date: _____

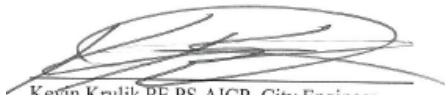
Kevin Krulik PE PS AICP, City Engineer

City of Lebanon, IN

5. Sheet C-101 – SITE PLAN:
 - a. Provide for pedestrian and bicycle connections to the adjacent systems, where appropriate.
6. Sheet C-102 – GRADING AND DRAINAGE PLAN:
 - a. The following revised 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. Provide DEMOLITION PLAN:
8. Provide SITE LIGHTING AND PHOTOMETRIC PLAN
9. Provide LANDSCAPE PLAN:
10. Provide MAINTENANCE OF TRAFFIC PLAN

- a. in compliance with MUTCD for the construction of the proposed right-of-way and entrance improvements
11. 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.
12. 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.
13. 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 have been 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.

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 a 3-6 foot tall mound along the State Road 39 frontage along with the required tree and shrub plantings for subdivision perimeter landscaping. In addition, per the Corbett Towns PUD, the applicant is providing a landscape buffer with tree and shrub plantings along the northeast and west

perimeters where adjacent to existing residential land uses. The neighborhood will additionally include the UDO required street trees.

**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.