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Planning Commission
Regular Meeting

May 19, 2020
7:00 PM



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Approval of Meeting Minutes

- April 21, 2020 - Regular Meeting



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**CERTIFICATION OF APPROPRIATENESS
EXTENSION**

221 N. East Street

New Single Family House

CERTIFICATION OF APPROPRIATENESS EXTENSION

221 N. East Street – New Single Family House

APPLICANT / PROPERTY OWNERS

Mr. Mark Mohr of Evermohr, LLC
1041 Country Creek Drive
Lebanon Ohio 45036

PROPERTY ADDRESS

221 North East Street
Lebanon Ohio 45036

REQUESTED ACTION

Certificate of Appropriateness (§1132.08) Approval Extension for proposed major modifications to a property located within the Architectural Review Overlay District.

ZONING DISTRICT/CURRENT USE

R1U, Residential One Urban / undeveloped lot

CERTIFICATION OF APPROPRIATENESS EXTENSION

221 N. East Street – New Single Family House

- Vacant lot
- March 19, 2019 Planning Commission approved COA for a New Single Family.
- COVID-19 outbreak slowed the applicant from moving forward.
- Requesting an extension of the COA.
- ARO District and requires the review and approval of the PC.

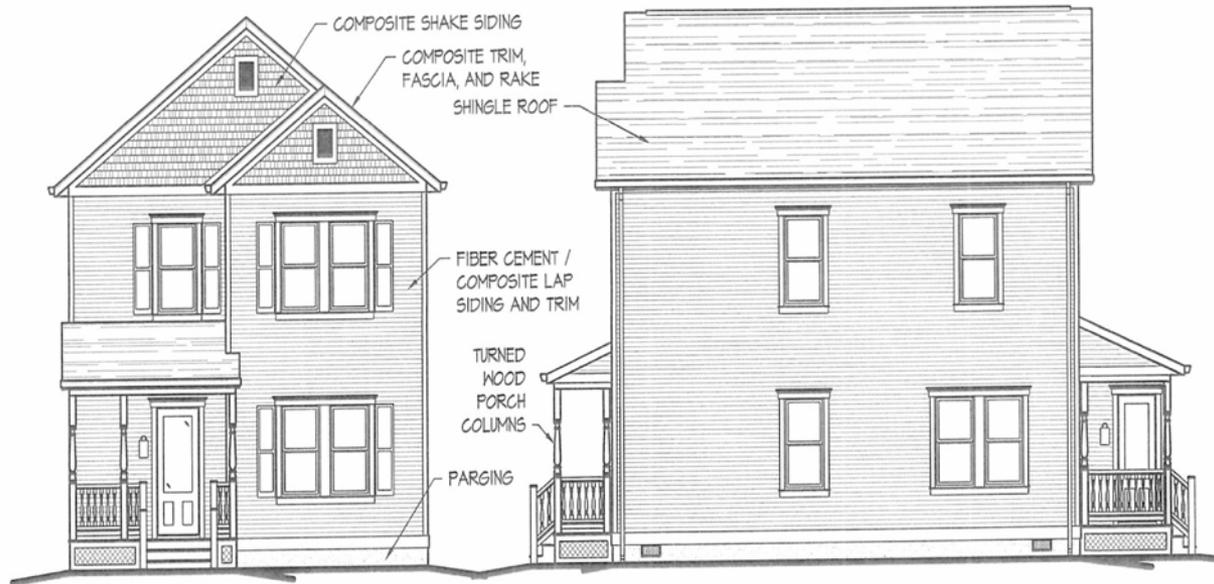




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Building Location – The site plan shows the modifications to the existing site and layout of the proposed building along with the front and side elevation.



NORTH ELEVATION

WEST ELEVATION

RECOMMENDATION

Staff recommends the Certificate of Appropriateness Extension for proposed major modifications to a property located within the Architectural Review Overlay District be approved, subject to the following conditions:

1. All required City permits shall be approved prior to beginning work.
2. Any variation will require Planning Commission approval.
3. Consult with the staff any future improvements, renovations, and/or refurbishment of the structure prior to beginning any related work.
4. The applicant shall have one year from March 19, 2020 to perform the work or the certificate shall expire.



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CERTIFICATION OF APPROPRIATENESS

35 E. Mulberry – Rear Awnings



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Certificate of Appropriateness

PROPERTY OWNERS

Mr. Scott Smith

35 East Mulberry Street

Lebanon, OH 45036

REQUESTED ACTION

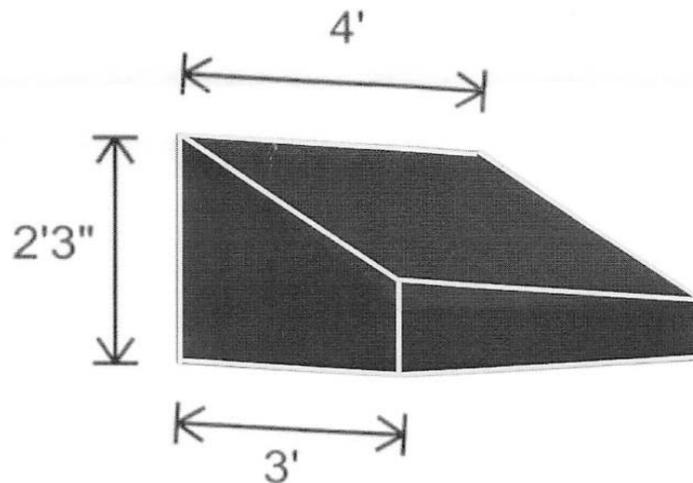
Certificate of Appropriateness (Ch. 1132.08) for a proposed major modification to a property located within the Architectural Review Overlay District.

CURRENT ZONING

CBD - Central Business District

Project

- Installation of two permanent awnings above existing doors along the rear of the commercial building.
- The installation consists of two aluminum frame awnings on the back of the building above two existing doors. The awnings are black canvas and have open sides. Each awning is 4' wide and 2'3" high, projecting 3' inches from the building face. The awning clearance above the sidewalk is eight (8) feet.





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Background



Here are the two proposed awnings covering the rear doors to the 35 E. Mulberry St. property



Historic Preservation Standards (LCO §1140)

The proposed major modifications are consistent with the Historic Preservation Standards (Section 1140) and deemed appropriate based on the following findings:

1. The addition of the awnings complements the overall building design.
2. The proposed awnings are in scale with the existing building.
3. The awning design and material comply with the standards required in Ch. 1140.



RECOMMENDATION

Staff finds the proposed modification to the rear facade at 35 E. Mulberry Street complies with the Historic Preservation Standards as required in Section 1140 of the Lebanon Zoning Code. Staff recommends the Certificate of Appropriateness be approved subject to the following conditions:

1. All required city permits shall be approved prior to installation.



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Site Plan

E-BEAM Services, Inc.

Off-site Parking Facility Plan

Off-Site Parking Facility Plan

2775 Henkle Drive – E-BEAM Services, Inc.

PROPERTY OWNERS

E-BEAM Services, Inc.

2775 Henkle Drive

Lebanon, Ohio 45036

APPLICANT

Schueler Group; Mark Sullivan

3000 Henkle Drive

Lebanon, Ohio 45036

REQUESTED ACTION

The applicant requests Planning Commission review and approval for an Off-site Parking Facility Plan for off-site access to the side and rear loading and parking areas for the building expansion.

CURRENT ZONING/USE

I-1, Light Industrial

Background

- The applicant has submitted an application for a site plan in accordance with Ch. 1132.06 of the Zoning Code to construct a new 52,000 s.f. addition to an existing facility for E-Beam Services for processing and warehousing.
- The existing facility is located in Lebanon Commerce Center and the expansion will be to the rear of the facility and will not be visible from the street.
- The new portion will match the existing building's finish, building lines, and roof heights.

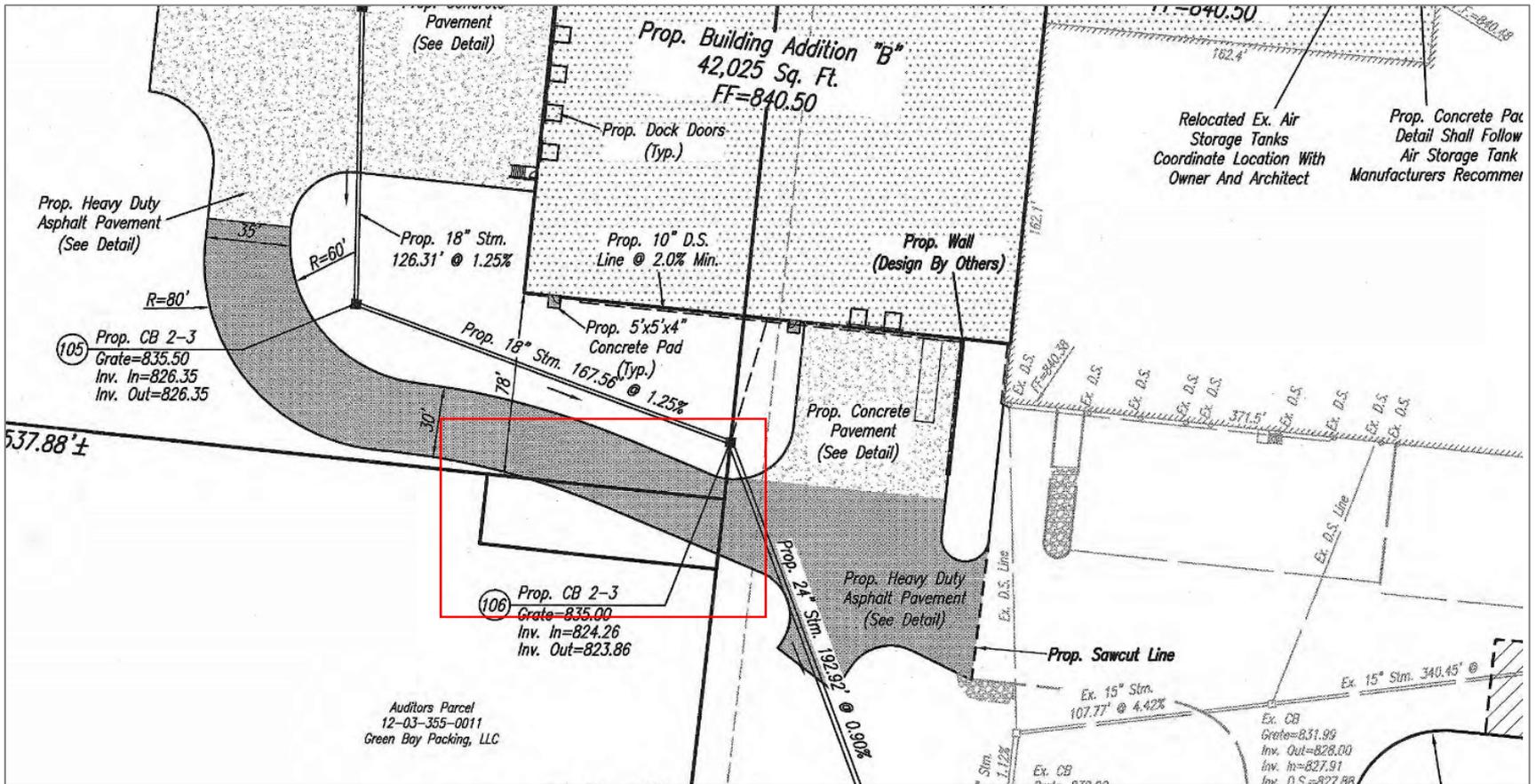
2775 Henkle Drive – E-BEAM Services, Inc.

- The expansion plans for the facility were reviewed as a minor site plan in accordance with Section 1132.06 E.1.
- The code provides for administrative review of minor site plans for developments within the I-P, I-1 or I-2 zone that are subject to local tax incentives.
- An interdepartmental review has occurred and the plans are currently being revised by the applicant.
- The proposed project substantially complies with the zoning code standards.



Off-Site Parking Facility Plan

- Green Bay Packaging has agreed to allow the encroachment and legal easements are in the process of being dedicated.



Off-Site Parking Facility Plan

- Access easements are common in general commercial areas where shared access drives serve multiple businesses in a strip center.
- Access cooperation is less common in industrial zones so the zoning code does not specifically address the issue.
- Off-street parking may be permitted in the front, side or rear yards of permitted nonresidential uses provided that off-street parking facilities shall be set back a minimum of ten feet from all lot lines.
- Access driveways are typically considered part of the parking facilities.

Off-Site Parking Facility Plan

- Although not exactly specific to this situation, in 1137.13 Access Control - Exceptions to Access Point Requirements addresses access situations that develop that may require special treatment.
- The requirements in this section may be waived provided that the Planning Commission, based on staff recommendation, determines that the special treatment will have no adverse effects on roadway safety and capacity.

Off-Site Parking Facility Plan

- Also, in 1137.06 Location and Access for Parking and Loading Areas, a portion of the required parking spaces may be located on an adjacent or nearby property if the parking area complies with the standards.
- Shared parking is encouraged and permitted if the multiple uses that the shared parking will benefit can cooperatively establish and operate the facilities.
- Planning Commission shall review and approve all shared or off-site parking facility plans, and may place such conditions upon such plans as it deems necessary.

Off-Site Parking Facility Plan

- In 1137.10 Loading Spaces, all loading and/or unloading spaces shall be located on the same lot as the use served.
- However, permitted uses located in industrial zones may provide parking areas for the storage of trucks waiting to be loaded and/or unloaded within 300 feet from each lot served, providing that such off-street storage is located in the same zone as the use being served.
- Loading and/or unloading areas may be located in the side and minimum required rear yards, provided that all loading and/or unloading facilities shall be set back a minimum of ten feet from the rear lot line and minimum side yard clearances are maintained.

Staff Analysis

- An interdepartmental review has been conducted and the proposed project substantially complies with the zoning code standards.
- The portion of the access drive on the south side of the building that is located on Green Bay Packaging's property is an 85' x 23' triangle section of approximately 980 s.f. of pavement.
- Green Bay Packaging has agreed to the encroachment and a dedicated cross-access easement of 30' x 100'.
- Where the language in the zoning code doesn't specifically address this situation, the provisions stated in the staff report acknowledge very similar situations are permitted with Planning Commission review and approval.

RECOMMENDATION

Based on staff's analysis, the proposed Off-site Parking Facility Plan complies with the intent of Section 1137.08 Design Standards for Vehicular Use Areas for off-site access to side and rear loading and parking areas.

Therefore, staff recommends the Off-site Parking Facility plan be approved subject to the following conditions:

1. All interdepartmental review comments and markups shall address before issuance of a Zoning Permit.
2. All applicable permits shall be issued prior to the start of construction.
3. Any variation from the approved plans will require additional approval.



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PRELIMINARY PLAN

West Street – Creekside Landing

PRELIMINARY PLAN – Creekside Landing

PROPERTY ADDRESS / LOCATION

West Street

Lebanon, Ohio 45036

Acres: 19.994

APPLICANT

Doyle Hughes Development

PO BOX 279

West Chester, Ohio 45071

REQUESTED ACTION

The applicant requests review and approval of a Preliminary Plan for 16 single family residential lots and two open space lots.

CURRENT ZONING

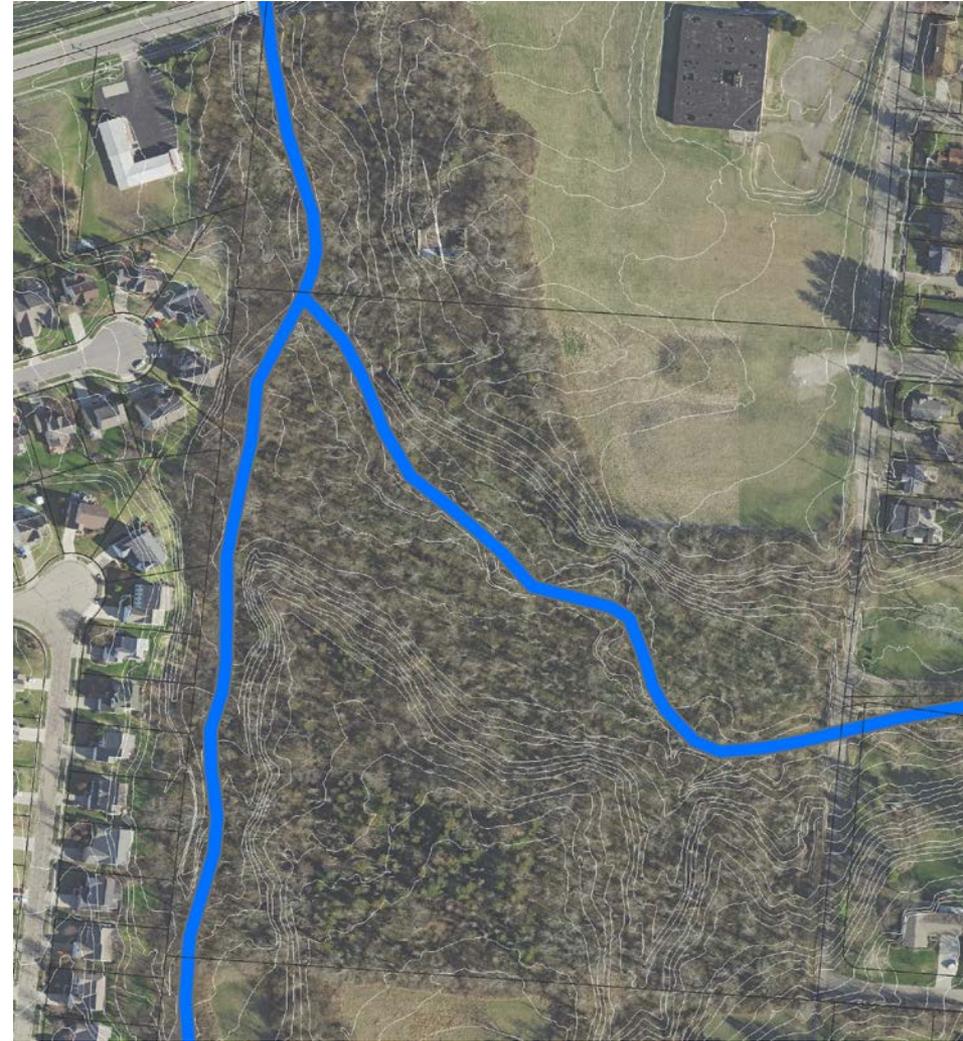
R1A & R-IC, Residential

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Site Description: The property is 20 acres of open land, natural woods, and a stream near the proposed southern boundary of Phase I.

Surrounding: The vacant property to the north is zoned L-I (Light Industrial), west is Silverwood Farms zoned R-1C, east is existing residential homes on West Street zoned R-1D, and to the south is land zoned R-1.

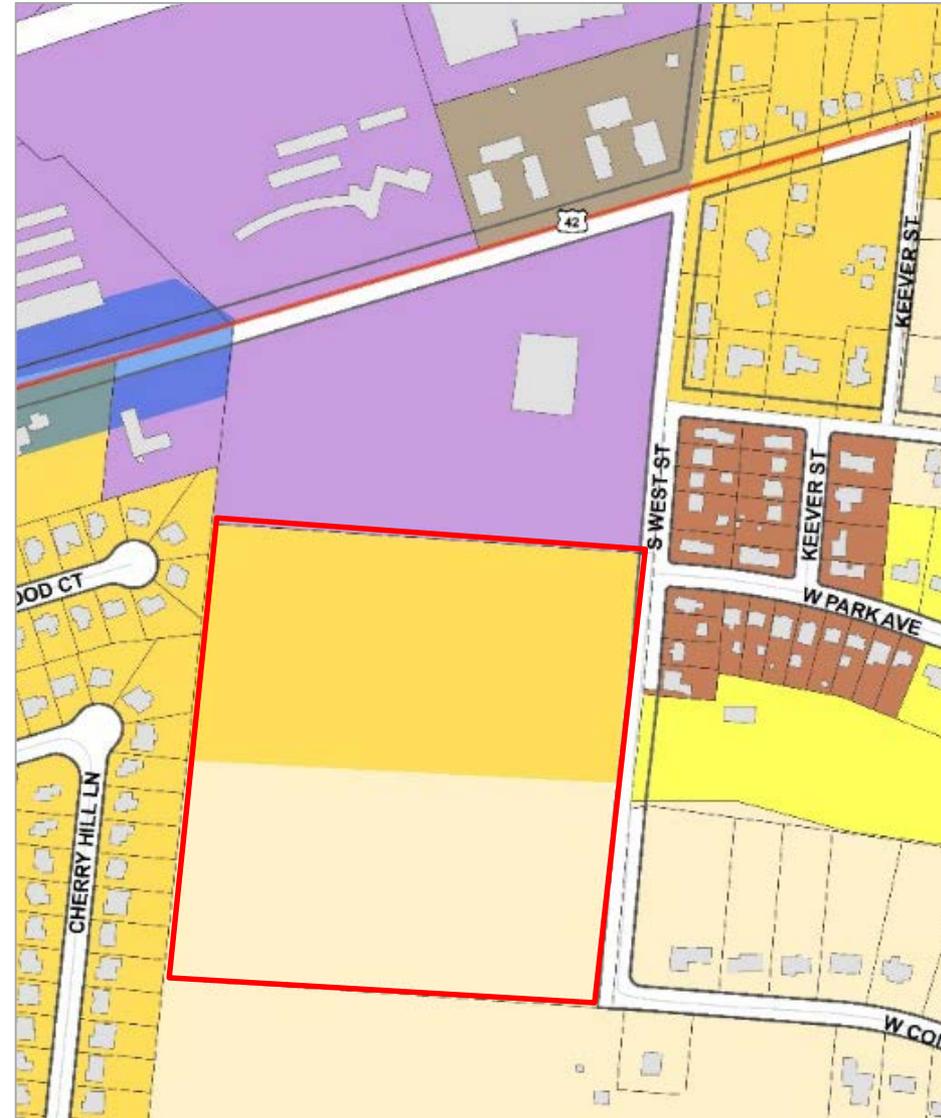


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Current Zoning: The current zones are R-1C and R-1A. The Phase I development site is zoned R-1C, which allows a maximum density of 5.2 dwelling units per gross residential acre.

Project Area – Both Phases	20 acres
Future Development Area	14.09 acres
Area in Right-of-Way	1.104 acres
Lots 1-16 Area	3.618 acres
Open Space (lots 17 & 18)	1.181 acres
Phase I – Total Area	5.91
Phase I - Density	2.7 DU acre



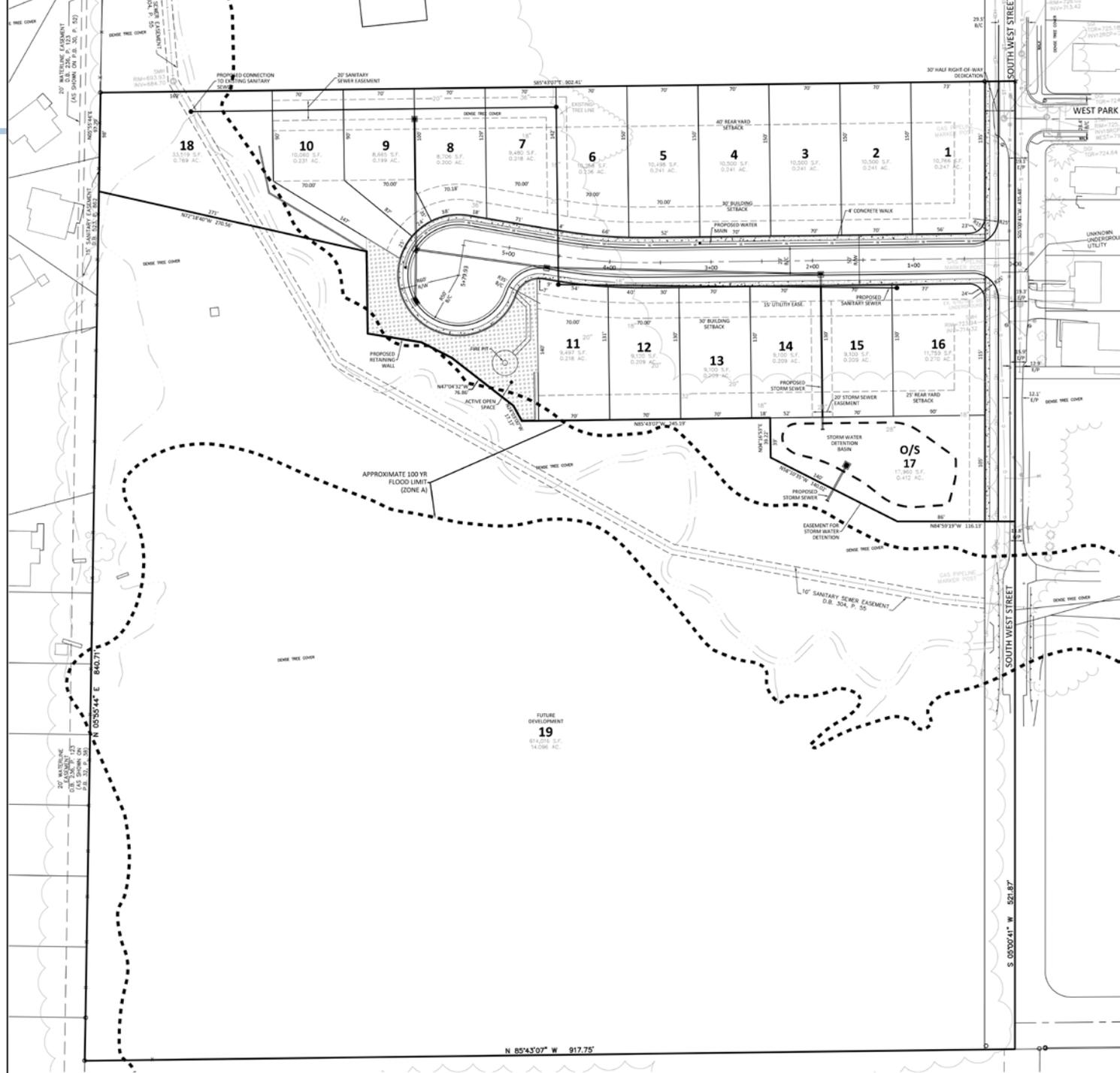


- The lots dimensions, width, area and other requirements must meet the minimum requirements of the R-1C District and the applicant has noted and addressed those standards on their plans.

Lots	Width	Typical Area	Front	Side	Total Sides	Rear
1-10	70'	8,400 SF	30'	6'	18'	40'
11-17	70'	8,400 SF	30'	6'	18	25'

Development Layout

Phase I is located
on the northern
portion of the
property.





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Access Management The proposed two lane street will intersect with S. West Street near W. Park Avenue and end in a cul-de-sac. Due to the location of the property, the street will not be lined up directly from W. Park Avenue. The street will be straight, keeping with the urban pattern of the adjacent roadways.

Development Standards

- Lots 17 and 18 are a total of 1.181 sloped and wooded acres that are designated as open space in response to the development standards requiring 20% open space in any new residential development.
- Active open space must account for 20% of the allocated open space area and the plan depicts 0.236 acres with a gathering area and fire pit to comply with that standard.

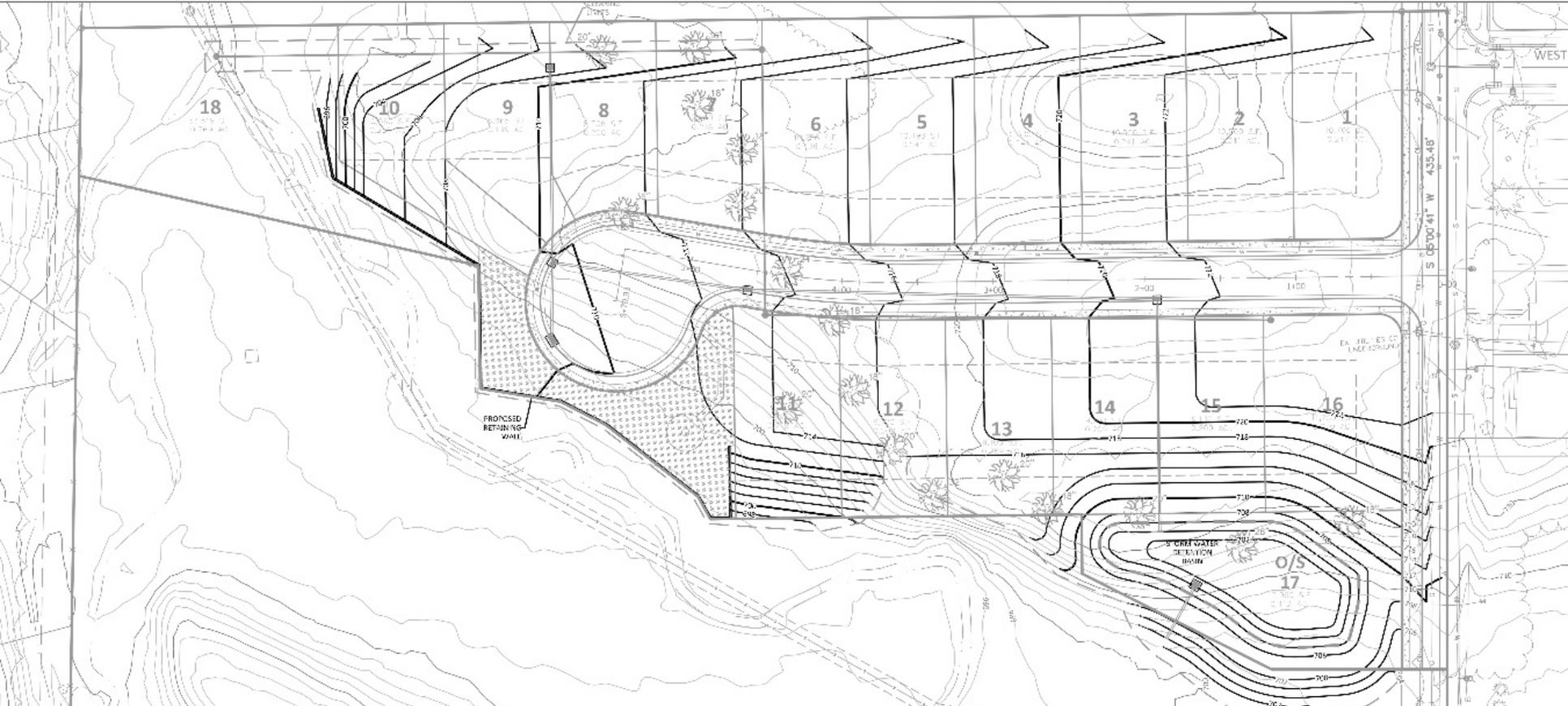
Street Trees – The plans provide the 24 required large street trees to meet this standard.

Buffer Requirements - The site is adjacent to an I-1 Light Industrial Zone. The plan depicts the alternate buffer plan of a 6' high solid wood fence with 6 deciduous trees and three shrubs per 100 linear feet. There is a total of 625 linear feet and the applicant has provided 30 trees and 21 shrubs to meet the requirements.

Replacement Trees – There are 17 significant trees on the site. The applicant will save 4 large trees and 13 will need to be removed to construct this development. 3 fall within the stormwater management system. Replacement of 10 trees for a total of 153 caliper inches requiring 77 - 2" caliper trees. The applicant is depicting 77 additional trees in the subdivision to fulfill the replacement quota.



Stormwater Management: Handled through curb and gutter along the street captured by catch basin leading to the detention basin in the south east corner of Phase I. The northern border has a swale along the back side of the property to collect on-site drainage along the back side of the properties.



RECOMMENDATION

Upon review, staff finds the Preliminary Plan for Creekside Landing substantially complies with the subdivision regulations as required in Ch.1117.03 and applicable development standards as required in the Official Zoning Code. Based on the analysis, staff recommends staff recommends the preliminary plan be approved with the following conditions:

1. All plan corrections as required by interdepartmental review.
2. The final plat for Creekside Landing shall be submitted to the Planning Commission for review by 5/19/21. Failure to submit the final plat for approval or request an extension by the Planning Commission will cause the preliminary plan to expire and become null and void.



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SUBDIVISION FINAL PLAT

Hageman Crossing – Phase I

SUBDIVISION FINAL PLAT Hageman Crossing – Phase I

PROPERTY OWNER

Highland Development Partners
4234 Mason Point, Suite 100
Mason, Ohio 45040

APPLICANT/PROPERTY LOCATION

Mike Williams
State Route 42
Lebanon, Ohio 45036

REQUEST

The applicant requests review and approval of the final plat for Hageman Subdivision as required in Chapter 1117.02 of the Subdivision Regulations to create five new lots for residential use and two open space lot by the construction of Hageman Court off State Route 42.

CURRENT ZONING

Residential R-1A PUD

RECOMMENDATION

Staff Analysis

The applicant has submitted a subdivision application for 59.9836 acres to create five new lots ranging from 2.3377 acres to 4.14 acres for residential use and 38.0706 acres and 4.3286 acres open space lots. The lots will be accessed through a private street through the property ending in a cul-de-sac.

STAFF ANALYSIS/FINDINGS

1. The final plat will create five new lots of record complying with the approved Preliminary Plan.
2. The final plat complies with the applicable subdivision regulations as reviewed by the City staff.



RECOMMENDATION

Based on the analysis, staff recommends the final plat for Hageman Crossing Phase I be approved subject to the following conditions:

1. The final plat shall be recorded within sixty (60) days from the date of approval by Lebanon City Council as required in Section 1117.04 (a)(4) of the Subdivision Regulations.
2. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.



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Other Business



June Agenda

Map Amendment

601 North Broadway – R-1C to P-I (Public Institutional)

Conditional Use

1100 Lake Pointe Ct – Bee Hive

Site Plan

Lebanon Fire Station 41 – North Broadway

Subdivision

Traditions of Lebanon – Final Plat