



**Agenda for the Planning Commission
Tuesday, November 21, 2017
7:00 p.m. 50 S. Broadway, Lebanon, Ohio**

- 1) Call to Order**
- 2) Roll Call**
- 3) Minutes**
 - a) October 17, 2017 Regular Meeting Minutes
 - b) October 17, 2017 Special Meeting Minutes
- 4) New Business**
 - a) Certificate of Appropriateness**
 - 1) 123 North East Street- Exterior Alteration (Awning)
 - 2) 29 East Mulberry Street- Exterior Alteration (Awning)
 - b) Site Plan**
 - 1) 1093 Mane Way – Amended Landscaping Plan
 - c) Subdivision Plat**
 - 1) Monroe Meadows- Preliminary Plan
 - 2) 404 Pleasant Street- Replat
 - 3) 410, 412, and 414 Justice Drive- Replat
 - d) Zoning Map Amendment**
 - 1) 1001 W. Main St. – I-1 (Light Industrial) to GC (General Commercial)
- (5) Other Business**
 - a) December 19th meeting
- (6) Adjourn**

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: October 17, 2017

TIME: 7:00 p.m.

Members present were Mayor Amy Brewer, Richard Fair, Kevin Glardon, Tom Miller, and Scott Brunka, City Manager. Also present was Meredith Snyder, City Planner.

The meeting was called to order by Mr. Fair.

Mr. Miller recognized the election for vice chairman. Motion was made by Mayor Brewer for Mr. Glardon as vice char. Seconded by Mr. Fair.

Role was called. The mayor recognized the New City Manager Scott Brunka.

Consideration of Minutes

The meeting minutes for the September 15, 2017 Special Meeting were motioned for approval by Mr. Fair and Seconded by Mayor Brewer.

Role was called.

Adoption of the Downtown Lebanon Master Plan

The first item of business is recommendation to City Council regarding Adoption of the Downtown Lebanon Master Plan as an amendment to the 2009 Comprehensive Plan

Mr. Jason Milliard presented an overview of the Recommendation to City Council Regarding the Adoption of the Downtown Lebanon Master plan and explained the next steps in the process.

Mrs. Snyder read the Staff Report.

Motion to open public hearing made by Mayor Brewer and seconded by Mr. Miller.

Motion to close the public hearing made by Mayor Brewer and Seconded by Mr. Miller

Mayor Brewer discussed her role in a committee that worked on the plan and explained that she feels it is an excellent plan that she feels is obtainable and that the center of our community will increase vitality.

Mr. Miller stated that it was a Good plan. He said that he understands that even though it is has a downtown focus that outside influences are incorporated.

Mr. Glardon stated that it was a good plan. He stated that the implementation matrix gives you organization from most important to least important and which department will implement the plan. What kind of authority will each department have and what would be the first goal?

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Mr. Millard stated that the implementation committee is working on the structure. He stated that the City has already initiated some goals such as safety enhancements and pedestrian travel areas.

Motion was made by Mr. Miller to recommend to council and was seconded by Mayor Brewer.

Upon calling the roll, the motion passed unanimously.

Subdivision Plat – Rosemarie Heights Section 7 Final Plan for approximately 14.47 acres located at 315 Miller Road

The next item of business was introduced by Mr. Fair and is a request for a preliminary plan for approximately 14.47 acres located at 315 Miller Road.

Ms. Snyder presented an overview of the Final plat plan and provided the staff report as well as the staff recommendation.

Motion was made to approve the final plat by Mr. Glardon and seconded by Mr. Miller with the following conditions

1. All plan corrections as required by the City Planner shall be provided on revised plans for final staff approval prior to City Council review.
2. The plat shall be recorded within sixty (60) days from the date of approval by Lebanon City Council, as listed in Section 1117.04 (a)(4) of the Subdivision Regulations. Failure to record the plat within the sixty (60) day timeframe will result in the approval expiring. Should the approval expire, the applicant shall be required to submit a new application for approval pursuant to the subdivision regulations.
3. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.

Upon calling the roll, the motion passed unanimously

Certificate of Appropriateness 15 West Silver St – Exterior Modification 9 proposed Mural on VFW building).

The next item of business was introduced by Mr. Fair and is an exterior modification for proposed Mural on the VFW building.

Mrs. Snyder presented an overview of the modification and its determination of whether or not it would be considered signage.

Mrs. Snyder states that staff's recommendation find the proposed exterior modification to be consistent with the standards relating to wall signage in the CBD1139.09D and in the absence of clear regulations relating to murals in the section 1140. Recommends approval of Certificate of Appropriateness subject to the following:

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1. Property owner is required to contact the department of planning and development and discuss any future improvements, renovations and/or refurbishments to the structure prior to beginning any work.
2. All required City permits shall be approved prior to beginning work on the structure.
3. Any variation from the approved plans will require additional review and approval by Planning Commission prior to any work being conducted at the site

Mayor Brewer asked what exactly is permit able regarding murals.

Mrs. Snyder discussed the reasoning as to why the mural from the Historical Society was denied. Mrs. Snyder explains that the Historical Society mural was denied due to the size of the mural and what was allowed per the code. The VFW mural would fall under the sign regulations if permitted as a signage.

Meyer Brewer wanted to clarify future regulations on murals if the commission were to approve murals as signage.

Mr. Fair asked if there was any other circumstances as to why the Historical Society was denied. Mr. Fair states that there needs to be clear regulations for mural standards and murals should not use signage regulation.

Mr. Glardon agrees with staff stating that it should fall within signage regulations.

Mayor Brewer discussed the differences between all the signs in the city and how unique they are.

Mr. Glardon motioned to recommend approval of the proposed exterior modification to be consistent with the standards relating to wall signage. Mr. Miller seconded the motion. The motion passed with one against. Roll was called.

Certificate of Appropriateness- 2 North Broadway Street - Exterior Modification (Roof replacement of an existing metal roof at the rear of the building with architectural shingles to match the existing shingles on the side of the roof facing East Mulberry Street).

The next item of business was introduced by Mr. Fair and is an exterior modification (Roof replacement of an existing metal roof at the rear of the building with architectural shingles to match the existing shingles on the side of the roof facing East Mulberry Street).

Ms. Snyder presented an overview of the proposed Exterior Modification (Roof replacement).

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Staff recommends approval of Certificate of Appropriateness subject to the following conditions:

1. Property owner is required to contact the department of planning and development and discuss any future improvements, renovations and/or refurbishments to the structure prior to beginning any work.
2. All required City permits shall be approved prior to beginning work on the structure.
3. Any variation from the approved plans will require additional review and approval by Planning Commission prior to any work being conducted at the site

Mayor Brewer motioned to recommend approval of the proposed exterior modification roof replacement with the staff recommendations. Mr. Glardon seconded the motion. Upon calling the roll, the motion passed unanimously.

Certificate of Appropriateness – 106 North High Street – Exterior Modification (Removal of second story porch addition, addition of French doors, addition of shutters, replacement of windows, removal of siding on gable, and new accessory structure/shed).

The next item of business was introduced by Mr. Fair and is an exterior modification (Removal of second story porch addition, addition of French doors, addition of shutters, replacement of windows, removal of siding on gable, and new accessory structure/shed).

Mrs. Snyder presented an over view on proposed exterior Modification and accessory structure.

Staff recommends approval of Certificate of Appropriateness subject to the following conditions:

1. All required City permits shall be approved prior to beginning work on the structure.
2. Any variation from the approved plans will require additional review and approval by Planning Commission prior to any work being conducted at the site
3. Property owner is required to contact the department of planning and development and discuss any future improvements, renovations and/or refurbishments to the structure prior to beginning any work.
4. Applicant shall have one year to perform the modifications under an approved Certificate of Appropriateness or the Certificate shall expire. The applicant can request an extension of time through the planning commission per section 1132.08.

Mr. Glardon stated that he did not see a difference besides the French doors and that the railing and porch deck would need to meet building code.

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Mr. Miller motioned to recommend approval of the proposed exterior modification with staff recommendations. Mr. Glardon seconded the motion.

Upon calling the roll, the motion passed unanimously.

Other Business

There being no further business, Mayor Brewer motioned to adjourn and Mr. Miller seconded the motion. The motion passed unanimously and the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION

DRAFT

CITY OF LEBANON SPECIAL MEETING PLANNING COMMISSION MINUTES

DATE: October 17, 2017

TIME: 6:30 p.m.

Members present were Mayor Amy Brewer, Richard Fair, Kevin Glardon, Tom Miller, and Scott Brunka, City Manager. Also present was Paul Kindt, Self-storage representative and Meredith Snyder, City Planner.

The meeting was called to order at 6:30 pm and roll was called. Mayor Brewer, Mr. Fair, and Mr. Glardon were present. Mr. Miller arrived late.

The work session was called to discuss an Architectural Design Requirements for commercial buildings as they relate to self-storage facilities located in the general commercial district.

Mr. Fair introduced the topic and reviewed the staff summary sheet for the item.

Mrs. Snyder gave a brief overview. Staff has met with Paul and Mr. Kindt on 3 different occasions to go over the development process. The biggest issue with this development is that it was proposed to be a self-storage use but it is in the general commercial district so it is subject to all of the City of Lebanon's Architectural Design requirements which are very precise on the base, body, and cap and that is where this discussion comes from. There are no explicit call out for doors and windows for a building that falls under these requirements under 10,000 square feet. The requirement would be to meet the body requirements. There is a provision for 25%, which the planning commission can waive of those materials but nothing beyond that 25%.

Mayor Brewer asked where this is looking to go.

Mrs. Snyder states that there is a provision in 1136.03B5 VII. Under building body states the body be solid wood, brick or stone. For permitted materials and there is a provision in that section for 25% that the planning commission can approve the materials listed. Planning Commission can also consider whether the use of such materials will contribute to the enhancement.

Mrs. Snyder specified that the doors will exceed that amount and also mentioned that there is no provision in that section for doors and windows. There is a provision in the section following that is for buildings over 10, 000 square feet that requires 25% windows.

Mr. Fair asked what Paul Kindt, self-storage representative, is asking for.

Mr. Kindt agreed with Mrs. Snyder on her previous statements and where they are having a problem in interpreting the zoning where Mrs. Snyder just went over the building wall material and when you go to the second section there's a section there for wall openings which states doors and windows. He thinks they are adhering to the building wall materials. If you look at the picture on page 122, it shows the walls consists of the base which would maybe considered the foundation, then the body which is the body of the wall and it points to the body of it and then the cap which would be the roof. It has specific materials that you can use in each one of these; the building base, the cap and the body. As we get into the next section the wall opening, doors and windows, it does not state in there what materials the doors and windows have to be. With the self-storage facility and all the facilities that we've done, you use a commercial roll up door and the interpretation that Mrs. Snyder has come up with for a wood door would be a maintenance nightmare. They do not make a commercial wood door. Maintenance issue would be the painting and the rotting, they break easy, heavy, and I'd rather not get into the liability there. Wood doors are not user friendly, not cost efficient, and the big thing for us is safety and maintenance on it.

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Mr. Kindt stated that he spoke to the people that supply him with materials and they have done over 5,000 storage units and they have never done a wooden door.

Mr. Fair stated that the planning commission has to go by what the code says. What you are asking for is that you want these doors to be metal.

Mr. Kindt stated that he wants the doors to be a commercial metal roller.

Mr. Fair asked what about the rest of the building?

Mr. Kindt affirmed that the rest of the building they want to use a split face block, there is a picture when you get to the elevation on the back side, it shows that we have 3 or 4 rows of split face blocking with a brick on top of it. It would be completely brick on the Columbus avenue side because we are not allowed to have doors on that side. In between the doors we would have the split face block and brick as well. We will match the color set with the buildings back there in the development.

Mr. Fair stated that the doors will not face Columbus and Columbus is where on the map?

Mr. Kindt explains where Columbus is on the plot plan.

Mr. Fair asked if there is commercial doors that mimic wood. "I've seen some nice looking doors that are metal but look like wood."

Mr. Kindt answered not to his knowledge. He spoke to Wayne Dalton, whom he gets his doors from, and asked if there was some type of vinyl or application that can be put on the doors to make it look like a wood door and they are checking into it now. But said that it is not something that is standard.

Mr. Kindt questioned the wood doors saying that if someone backed into it, it would be gone. It's a maintenance thing.

Mr. Fair countered saying that if it was metal it would be dented too.

Mr. Kindt stated even when you get into home owning now, everybody has done away with wood doors because of the maintenance on them. They are heavy and if you do get into any backing into them you are replacing them.

Mr. Glardon asked if they have checked overhead doors have all different patterns. I have put them in before, steel ones.

Mr. Miller stated that he arrived a few minutes late but we have already decided on the fact that this is cannot go into a general commercial zoned from the beginning. Right?

Mrs. Snyder specified that it is permitted in General Commercial but it is subject to our design requirements. So the reason that we are here is because in meeting with Mr. Kindt I went over their options as I saw them, which would be to meet those requirements or make the doors fall within the 25% or to rezone the property, which I did not think would be supported since it is surrounded by general Commercial.

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Mr. Garden asked if this is considered parking lots or garages.

Mrs. Snyder confirmed that this is considered self-storage, I believe it is on the next page on the top.

Mr. Fair raised a concern stating that since this is on the 48 bypass, this is one of our major arterial streets, I would hate to have metal doors facing 48 bypass. This right here is probably going to set the standard for other developments along the 48. We have to have something real attractive. We cannot look at the back of storage buildings that may or may not meet code.

Mrs. Snyder stated that the other thing just to point out is that we do have additional requirements for self-storage facilities and that would be anywhere within the City. They are not allowed to have the loading and unloading units be oriented towards the front.

Mr. Fair asked what they would consider to be the front.

Mrs. Snyder specified that the front would be along the private road. These requirements would be any self-storage would be subject to those requirements; Doors shall not exceed 15 feet in height, building cannot be more than one story, everything needs to be stored within the building, and access is limited to one entrance and one exit per the abutting street. That would be anywhere and because it is located in General Commercial it is also subject to those requirements.

Mr. Fair asked if there is no outside storage here. There's none indicated on this drawing.

Mr. Kindt answered no, that's not permitted.

Mr. Fair asked if there are any landscaping requirements.

Mrs. Snyder answered yes, there are landscaping requirements and I believe that is the retention area.

Mr. Kindt agreed. Mr. Kindt stated that is the detention basin for the entire development. That 3 acres there are non-buildable.

Mrs. Snyder stated that the real impasse is the materials for the doors and the overall body material.

Mr. Kindt stated that he is still trying to find out where it says the materials that need to be used for the doors. I know that you pointed out that in the building body it states, solid wood, brick, stone shall be permitted as a siding material. That is on a wall, the body of a building. So that is where we are having a problem with the semantics. I know that you can subjective where it is but when we go to the doors on page 126, all it says for the doors is that all doors and windows shall be articulated through the use of lintel seals and thresholds, windows larger than 20 square feet that are not used for display purposes shall be divided into panes through the use of mullions and sashes, doors and windows shall be rectangular in shape.

Mrs. Snyder detailed that that section is only for buildings that are over the 10,000 SF. It lists that information for buildings over that size and then it also puts other requirements on it. This building and the other buildings would be under that size and are not subject to those regulations.

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Mr. Kindt asked where it states that because I am trying to understand.

Mrs. Snyder answered on the top of page 125

Mr. Fair said to Mr. Kindt "I would like to see a cross section of the plan of what this is going to look like from 48 bypass and also Columbus. Because this right here is a blurred drawing and that's not acceptable."

Mr. Kindt stated that he thinks Meredith has put in the elevation. So what is an acceptable in the cross section?

Mr. Fair asked if they are using brick materials here. For the columns and the face, what does that brick look like? What is the color?

Mr. Kindt stated that it's a darker red. Mr. Kindt showed Meredith the samples of it. But it's basically the same as Aldi.

Mr. Fair asked if they will have a porch there.

Mr. Kindt specified that for the office they decided to have an overhang and a porch. Put some columns in there and dress them with red wood. Also a porch over the front doors as well.

Mayor Brewer asked if there is signage.

Mrs. Snyder stated that they haven't talked about that and the one thing that I did point out in one of our meetings is that there don't allow off site signage so they would need space for that. The other thing I'll point out as we went over Paul's options was that I do not disagree that the code does not provide for that in this section, so as I mentioned before, a rezoning, a change in code. This is not a variance kind of topic because it's not dimensional it's a material topic. So it's not something the BZA would see.

Mr. Fair stated that you won't be able to get a code change here.

Mr. Kindt asked even if going from Commercial to Industrial here, even when you're one of the properties?

Mrs. Snyder showed where the parts that were industrial were located. And stated the other commercial buildings that were nearby.

Mr. Kindt explains where the building would be located.

Mr. Fair questioned if they could put in one of those earth hills where you can hide it and you couldn't see the doors?

Mr. Kindt stated that they need to put some buffering on the backside by the church. The landscape requirements one of the ideas was to take some top soil and make earth mounds like you suggested. And add plants on top. We would really like to have the exposure from 48 bypass.

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Mr. Glardon asked if the doors are on the 48 bypass side.

Mr. Kindt answered yes.

Mr. Miller stated that he thinks that meets the design requirements with the brick and the stone and the roof.

Mr. Glardon asked if they could flip the plan and had the smaller units at this end and build a wall.

Mr. Kindt answered that they were going over the initial process that the code states that loading and unloading storage doors should be situated to the side and the rear of the buildings.

Mr. Glardon stated that the problem we have here is to find out which the rear is and which the front is because this side you are effectively behind the shopping center.

Mr. Kindt answered that they can flip it around if that's what would work.

Mr. Fair stated that he'd like to see the landscaping. I want to see what you are going to do to make that attractive.

Mr. Kindt stated the main reason for this informal meeting so we can get our guidelines and ideas together so we know how to move forward.

Mrs. Snyder indicated the issue would be the 25%. My interpretation was that the door is considered part of the body. So if you were to hear this that would be my interpretation and that it does not meet those requirements with metal doors.

Mr. Fair asked if they have a fence around this.

Mr. Kindt answered yes, that was one of the questions that I wanted to bring up. We would like to use architectural aluminum on Aldi's side and behind the strip center because that is in the code. Can we do a vinyl coded chain link fence around the rest of the property?

Mr. Miller asked chained link or slats going through it? Because slats would be worse.

Mrs. Snyder indicated that the property is located in the gateway overlay district because of where it fronts. The fence material is restricted to rod iron, decorative masonry, architectural aluminum, vinyl, or other substantially maintenance free materials as approved by the planning commission.

Mr. Kindt affirmed that it says chain linked, mesh and other similar wire fence materials shall not be permitted in the front yard. So Architectural aluminum is fine?

Mr. Fair stated that he did not even know what it looks like and that they need to show us something.

Mr. Miller affirmed that that's what one of the approved ones is so

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Mrs. Snyder maintained that her interpretation was that the door is considered part of the body. I don't feel that there is a provision in the code to allow for more than that 25% waiver for materials by the planning commission.

Mr. Kindt stated that he disagreed because the code does not specifically state door material.

Mrs. Snyder specified that it does not specifically reference the doors but it does reference the facade and in the definition of facade in the code. It just references the exterior wall of a building. It also does not make reference doesn't separate outdoor windows, it just says facade.

Mr. Kindt answered saying it is very subjective

Mr. Fair stated that if you think that it is subjective than I think we need to see more of what it will look like. We want something that will be attractive and I can't tell from this.

Mr. Kindt asked for a little bit more definition of attractive because this is what we deciphered from the code.

Mr. Glardon stated that he thinks it's decided that basically have two fronts. There are issues with the doors as being part of the body of the building Come back and state this is how you will address that. Maybe say that other buildings around have metal doors but you plan to use color and or materials that make it look like wood, so that it blends in and looks nice. Need to see more specific materials.

Mayor Brewer stated that her issue for me is being able to see it from the 48 bypass.

Mr. Kindt asked if they can we switch the doors down to the other end by just flipping it?

Mr. Glardon answered that he thinks that is a start

Mayor Brewer agreed.

Mr. Kindt asked what about the parking? For self-storage, it states that you need one parking space for every 2 doors. Roughly we will have 600 doors, so that means we need 300 parking spaces.

Mrs. Snyder specified that there is a provision in the code that allows the planning commission to waive certain parking requirements. Going back, this would be above the 25%. Is your interpretation that this is not part of that siding material because if this is submitted my recommendation would be that this does not meet the requirements that would be brought before you? So the parking and a lot of other logistics to this project, we have discussed those and the parking is something that is provided by the code. But beyond that 25% there is no provision for a change in materials.

Mr. Glardon stated that it might be useful for the developer of the property to make a formal application with his best foot forward on how to solve some of the issues we brought up. So that he gets an actual firm reading rather than maybes. We allow this in that zone, subject to these requirements. What restrictions do we have on that?

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Mrs. Snyder specified that she knows that this use in this zone has come up before just through conversation with Jason Milliard about other individuals that have come forward and even at our initial meeting in July this requirement was mentioned that there was going to be issues meeting the 25% for the door material. The formal application that would be submitted would be a Site Plan Application. It will not be on the November meeting but December will be the earliest meeting it could be on if we get that full application and do the plan review through staff.

Mr. Kindt stated that his big issue that we didn't talk about would be the parking.

Mr. Fair stated that they don't want 300 parking spots.

Mr. Kindt stated that the parking effects the layout.

Mayor Brewer answered that visually it needs to be nice or I won't support it.

Mr. Kindt asked if we do metal roll up doors on the interior of the development, where you cannot see it and dress it up on the outside where you can see.

Mr. Glardon stated that they should submit something like that?

Mayor Brewer Agreed.

There being no further business, the meeting was adjourned at 6:55 pm.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION

**PLANNING COMMISSION
STAFF REPORT**



November 14, 2017

CERTIFICATE OF APPROPRIATENESS

123 N. East Street– Rear Entrance Awning

PROPERTY OWNER/ APPLICANT

LPC (Lebanon Presbyterian Church)
123 N. East Street
Lebanon, OH 45036

PROPERTY ADDRESS / LOCATION

123 N. East Street

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

R-1U Urban Residential District

CURRENT USE

Church and Daycare

DESCRIPTION OF REQUEST

Mr. Peter Larson, on behalf of the property owner Lebanon Presbyterian Church, has submitted an application for a Certificate of Appropriateness (COA) for a major modification to install a permanent awnings above existing doors along the western side of the property facing the alley. The awning will shelter children and parents from rain/weather when they are dropping off or picking up from the daycare.

The installation consists of one metal awning, to match other existing awnings on the building. The awning will be 8' 6" wide and 5' long. The awning will cover the two doors shown on the submitted photo attached to this report. The property is located in the Architectural Review Overlay District, and therefore must have the approval of Planning Commission.

STAFF ANALYSIS / FINDINGS

Architectural Review Overlay District

The structure is a contributing property to the East End Historic District for its historical and architectural qualities. The East End Historic District is located on the National Register of Historical Places.

Staffs determination of a contributing property is based on the information of record. In support, a historic inventory sheet was completed identifying characteristics and features that are important to the structure/district. In addition, a nomination form describing the East End Historic District as a whole refers to the "relatively unaltered concentration of the homes of Lebanon's middle class, who were primarily engaged in local business enterprises and helped make the City

a prosperous, self-sufficient community in the nineteenth and early twentieth centuries. The sustained desirability of this area as a neighborhood in which to live is represented by the collection of architectural styles dispersed throughout the district.” It is staff’s understanding the nomination form along with inventory sheets were compiled and submitted to qualify the district on the National Register of Historic Places.

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 compliments 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. 1140.05 D.

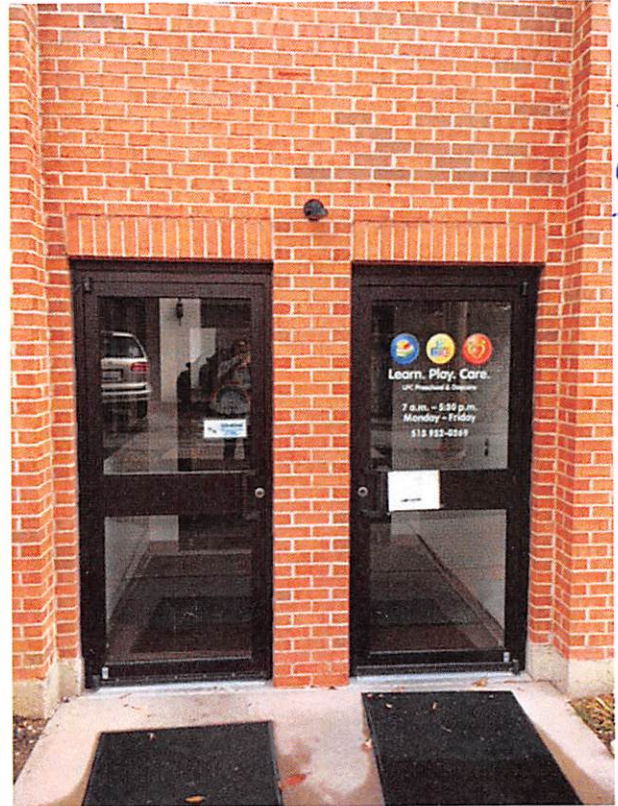
RECOMMENDATION

Staff finds the proposed major modification to the rear entrance at 123 North East 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 and county permits shall be approved prior to installation.
-



proposed
awning to give
shelter to parents
bringing their children
in to the preschool.
Also, when it rains hard
the door leaks, so this
will prevent this.



*current
door
This is
in the
back of
the building
facing the
alley.

**PLANNING COMMISSION
STAFF REPORT**



November 14, 2017

CERTIFICATE OF APPROPRIATENESS

29 East Mulberry Street–Entrance Awning

PROPERTY OWNER/ APPLICANT

Elks Lodge #422 (Mr. Daniel Feldkamp)
29 East Mulberry Street
Lebanon, OH 45036

PROPERTY ADDRESS / LOCATION

29 E. Mulberry Street

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

CURRENT USE

Lebanon Elks Lodge #422

DESCRIPTION OF REQUEST

Mr. Daniel Feldkamp, on behalf of the property owner Elks Lodge #422, has submitted an application for a Certificate of Appropriateness (COA) for a major modification to install a permanent awning above the front entrance of the building. There is an existing awning on the building but the applicant is proposing to remove the existing and replace it with a smaller Awning. A photo is attached. The property is located in the Architectural Review Overlay District, and therefore must have the approval of Planning Commission.

STAFF ANALYSIS / FINDINGS

Architectural Review Overlay District

The structure is identified as a contributing property to the Lebanon Commercial District for its architectural qualities. The Lebanon Commercial District is listed on the National Register of Historic Places.

Staff's determination of a contributing property is based on the information on record. In support of the determination, a historic inventory was completed identifying characteristics and features that are of significance to the district. In addition, a nomination form describing the Lebanon Commercial District as a whole refers to the "focus of most of the city's commercial, entertainment and institutional activities throughout the nineteenth century and to the present. Architecturally, the district is significant as its original appearance of a compact area composed of low-scale brick buildings, with its most prominent buildings located on the corners, remains basically intact. The structures within the district (with the exception of the three identified intrusions) are important as they were contained in the original 1802 plat of the town and they remain intact. The inventory

was conducted along with supporting documentation and certified nomination forms to qualify the district for designation on the National Register of Historic Places

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 compliments 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. 1140.05 D.

RECOMMENDATION

Staff finds the proposed major modification to the entrance at 29 East 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 and county permits shall be approved prior to installation.
-

CERTIFICATE OF APPROPRIATENESS APPLICATION



LCO § 1132.08

I. TYPE OF APPLICATION

- New Construction
- Exterior Alteration
- Demolition
- Other (describe) _____

Department of Planning and Development

50 S. Broadway • Lebanon, Ohio 45036
(513) 228-3171 • FAX: (513) 932-2493

NOTE: All applications are reviewed by the Department of Planning and Development for completeness per LCO § 1132.04 prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are required to contact the Department of Planning and Development to schedule a pre-application review conference with staff prior to submitting a formal application.

II. PROPERTY INFORMATION

Property Address: <i>Lebanon Elks Lodge #422 29 East Mulberry St.</i>	
Parcel Number (SIDWELL):	Parcel Size (Acres):
Existing Land Use/Development:	
Proposed Land Use/Development:	
Existing Zoning District:	

III. DEVELOPMENT PROJECT INFORMATION: Attach additional sheets to the application with your responses to Section III.

A. Project description: <i>Addition of Elks Lodge Window Graphics (Image Submitted)</i>
B. Briefly explain how the project relates to the character of the surrounding area: <i>Window graphics will add personality to the Elks Club while branding our charitable efforts out into the community.</i>
C. Briefly address how the proposed development meets the approval criteria for a Certificate of Appropriateness as provided in Ch. 1132.08 (See ATTACHMENT A):

IV. CURRENT PROPERTY OWNER(S): This section must be completed. Attach additional sheets if necessary.

Name (Individual or organization): <i>Elks Lodge #422</i>	
Mailing Address: (Street, City, State, Zip Code) <i>29 East Mulberry St. Lebanon, OH 45036</i>	
Telephone: <i>(513)932-1957</i>	Fax:
Email or Alternate Contact Information: <i>lebanon elks 422 @ gmail .com</i>	

V. APPLICANT: Please complete if applicable. This is the person(s) requesting approval, if different than the property owner(s).

Name: <u>Daniel Feldkamp - Board chairman</u>	
Organization (Owner, Developer, Contractor, etc.): <u>Elks Lodge #422</u>	
Mailing Address: (Street, City, State, Zip Code) <u>29 East Mulberry St. Lebanon, OH 45036</u>	
Telephone: <u>937-545-2369</u>	Fax: _____
Email or Alternate Contact Information: <u>daniel.feldkamp16@gmail.com</u>	

VI. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section shall be completed and notarized.

I, Lebanon Elks Lodge #422, the property owner, hereby authorize Daniel Feldkamp - Board chairman to act as my applicant/representative(s) in all matters pertaining to processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Daniel G. Phillips for the benefit of Elks Lodge #422 Date: 11-14-17

Subscribed and sworn to before me this 14th day of Nov, 2017
 State of Ohio
 County of Warren Notary Public Ann M. Jadach

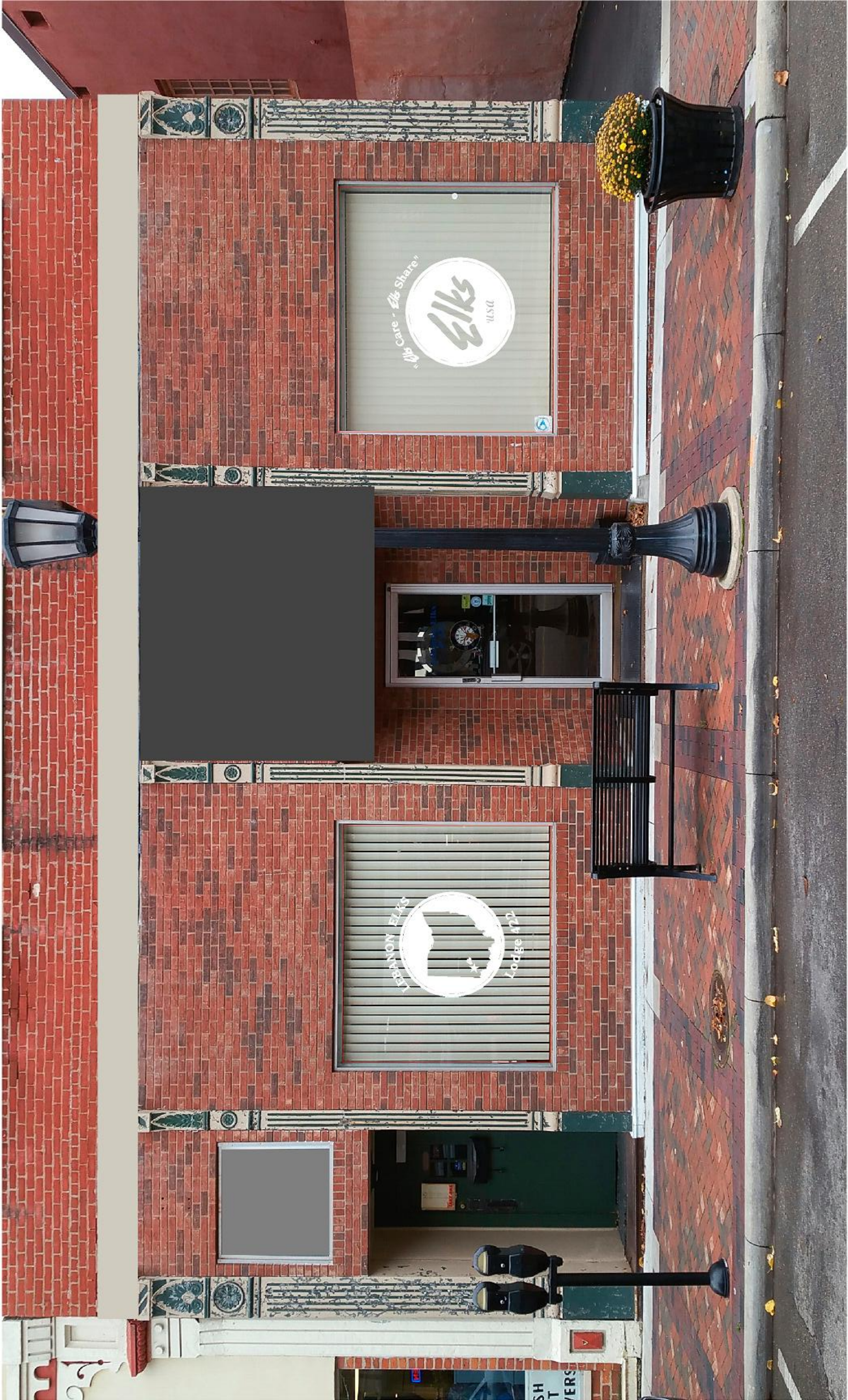


VII. APPLICANT'S CERTIFICATION

I, _____, the owner or authorized representative, have read and understand the contents of this application. I hereby certify that the information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Current Property Owner: Daniel G. Phillips for the benefit of Elks Lodge #422 Date: 11-14-17

DEPARTMENTAL USE ONLY		
Application No.: <u>161287</u>	Fee Received: <u>\$50</u>	PC Date: _____
Date Received: ____/____/____	Receipt No.: <u>164243</u>	Public Hearing: <input type="checkbox"/> Yes <input type="checkbox"/> No
Received by: _____	Zoning District: _____	PC Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Comments: _____	LUP Conformance: _____	<input type="checkbox"/> Approved with Conditions



SH
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**PLANNING COMMISSION
STAFF REPORT**



November 14, 2017

MODIFIED LANDSCAPE PLAN
Mane, Inc. - 1093 Mane Way

PROPERTY OWNER

Jim Abel
Mane, Inc.
1093 Mane Way
Lebanon, Ohio 45036

APPLICANT

Christopher A. Jarc
Hixson Inc.
659 Van Meter Street
Cincinnati, Ohio 45202

PROPERTY ADDRESS

1093 Mane Way

REQUESTED ACTION

The applicant requests a site plan review of a modified landscape plan pursuant to Ch. 1138.13 B. of the Lebanon Zoning Code.

ZONING DISTRICT

I-1 – Light Industrial

CURRENT USE

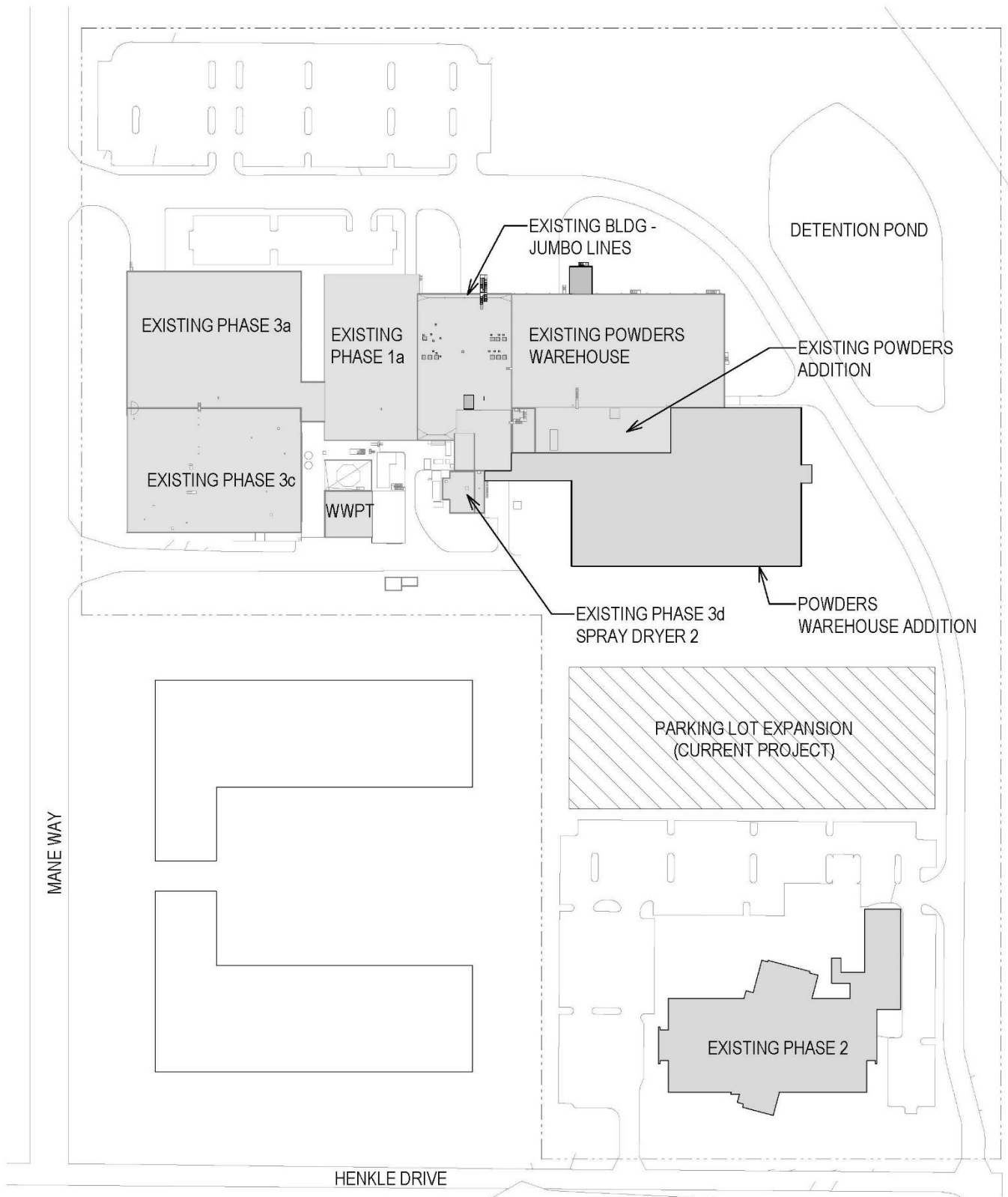
Production/Processing Facility – Flavoring and Fragrances

DESCRIPTION OF REQUEST/BACKGROUND

Mane, Inc. has submitted a site plan application for review of a modified landscape plan for their corporate facility located at 1093 Mane Way. The request is for a new parking facility to support the processing facility.

PROJECT DESCRIPTION

Mane, Inc. is proposing a modified landscape plan to allow for an overall reduction in the amount of required landscaping for the proposed parking lot. Mane has had numerous expansions since their initial construction and had a previously approved modified landscaping plan in 2012. This parking lot expansion was not included in that prior approval. The proposed modification to the required landscaping for the site is subject to Planning Commission approval pursuant to Ch. 1138.13 B. of the Lebanon Zoning Code.



The design intent of the modified landscape plan is to accommodate landscaping in the proposed parking lot but maintain visibility between the most recent powders warehouse addition.

The overall landscape total for the proposed parking lot facility is as follows:

OVERALL LANDSCAPE TOTAL (Areas 1,2, &3)

Trees Required = 49	Shrubs Required = 501
<u>Trees Provided = 20</u>	<u>Shrubs Provided = 54</u>
Deficient = 29	Deficient = 447

The reduction of trees and shrubs is offset by the large amount of existing plantings on site. The large amount of required shrubs is due to vehicular screening requirements, however this parking area is at the interior of the site and will not be visible from the road. The proposed landscaping plan is attached to this report.

The proposed modification to the required landscaping for the site is subject to Planning Commission approval pursuant to Ch. 1138.13 B. of the Lebanon Zoning Code.

APPROVAL CRITERIA FOR MODIFICATIONS - Ch. 1138.13 (B.1.)

In evaluating a request for a modification, the Planning Commission shall include, but not be limited to, the following criteria:

- a. *The specific condition(s) which are unique to the applicants land, and do not exist on other land within the same zone;*

Finding: The total area and configuration of the property, in addition to the orientation of the buildings, creates a unique condition specific to the layout of the facility. With two street frontages, the entrance or focal points into the facility isolate and minimize view toward the rear of the facility. Therefore, reducing landscaping improvements in the proposed parking lot area will have minimal impact on the overall aesthetics of the site and facility.

- b. *The manner in which strict application of this Chapter would deprive the applicant a reasonable use of the land in a manner equivalent to the use permitted other landowners in the same zone;*

Finding: The applicant has shown landscaping in and around the proposed parking lot that is in addition to previously approved/required landscaping in the same vicinity.

- c. *The unique conditions and circumstances are not self-created after the adoption of this Chapter;*

Finding: The unique conditions and circumstances can be viewed as self-created, in that the facility was designed under the current Zoning Code. However, Mane, Inc. has provided a reasonable and practical solution to address the facility challenges and meet the intent of the landscaping requirements as well as the proximity of the site to other existing landscaping from previous developments.

- d. *Reasons that the variance shall preserve, not harm the public safety and welfare, and shall not alter the essential character of the neighborhood; and*

Finding: The Mane, Inc. facility and site improvements look to enhance the character of the Lebanon Commerce Center by providing a practical and attractive landscape design. There is no evidence to suggest the variance for modified landscaping will adversely affect the public safety and welfare.

- e. *The fact that the agreed upon landscape plan substantially complies with the terms.*

Finding: The landscape plan as proposed complies with the purpose and intent of the landscape requirements.

STAFF ANALYSIS/FINDINGS

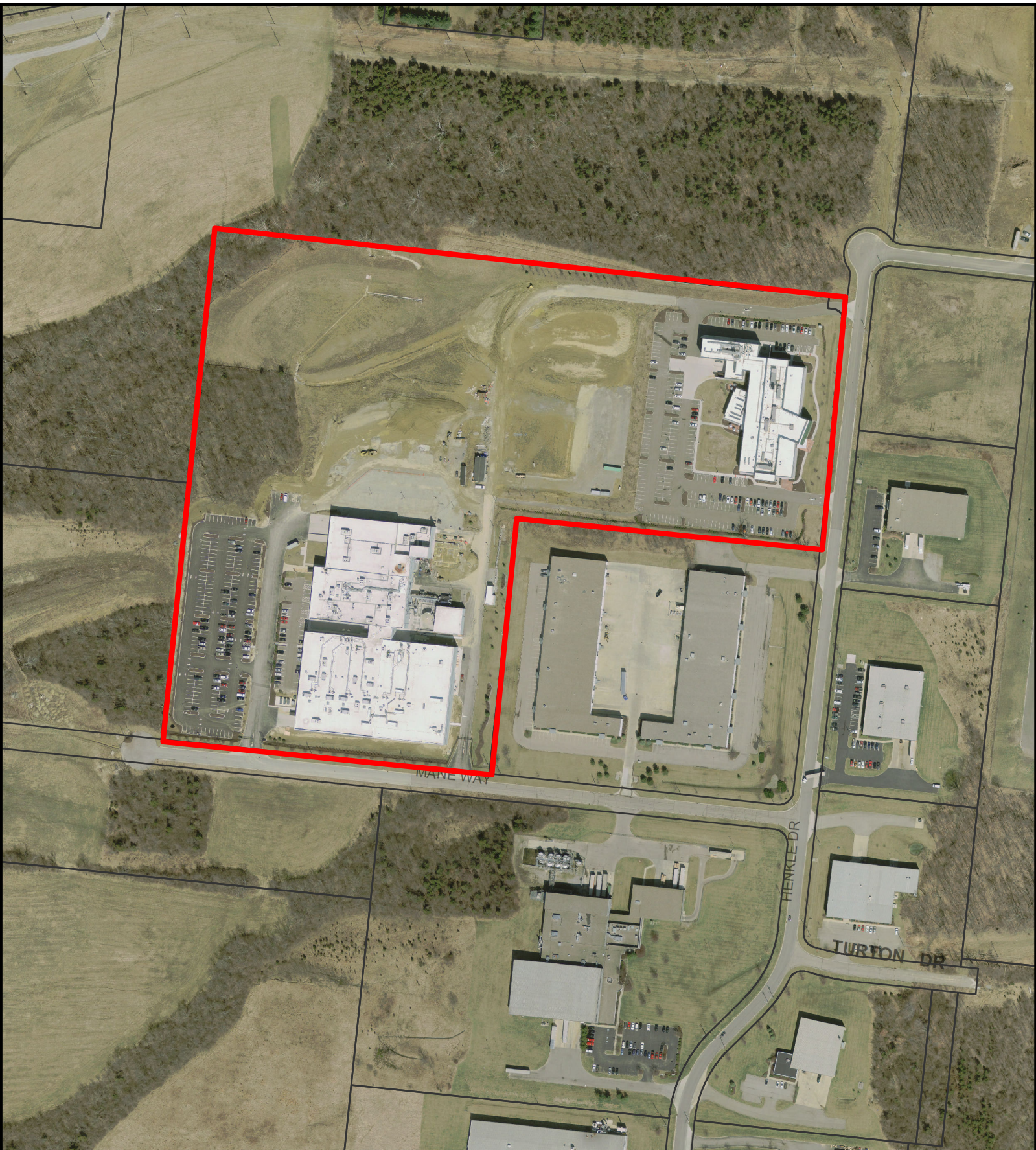
As indicated in the information provided, the Mane, Inc. facility is unique in its operations and site configuration. The modified landscape plan as proposed is practical and compliments the site. The plan allows the facility to function in a safe and effective manner, while enhancing the site and contributing to the overall aesthetics of the Lebanon Commerce Center.

Staff finds that the modified landscaping plan, and required variances, complies with the landscape standards and the requirements of Ch. 1138.13 B.

RECOMMENDATION

Based on the analysis, staff has determined that sufficient findings have been made in accordance with the approval criteria required under Ch.1138.13 (B.1.). Therefore, staff recommends the modified landscape plan for the Mane, Inc. facility at 1093 Mane Way be approved subject to the following condition:

1. The modified landscape plan as presented shall be included in the final site plans as approved by the City.



IWANE WAY

HENKLE DR

TURTON DR



Legend
□ Parcels

NOTE:
All items shown are at approximate locations.
All data requires field verification.



1 inch = 290 feet

**PLANNING COMMISSION
STAFF REPORT**

November 15, 2017



SUBDIVISION PRELIMINARY PLAN
Monroe Meadows Preliminary Plan

OWNER

Pittman Real Estate Holdings of Ohio
770 Columbus Avenue
Lebanon, Ohio 45036

APPLICANT

Gary Shirk
Dwell Development, LLC
8118 Timberjack Way
West Chester, Ohio 45069

PROPERTY ADDRESS / LOCATION

North of Southline Drive and West of Deas Drive

REQUESTED ACTION

Subdivision Preliminary Plan

CURRENT ZONING

Residential One-CC (R-1CC)

CURRENT USE

Vacant residential land

PROPOSED USE

Two-family residential development housing

BACKGROUND

The applicant, Dwell Development, LLC, has submitted a subdivision application for a preliminary plan of Monroe Meadows. The preliminary plan proposes 17 lots with one reserved for detention. Monroe Meadows is 6.11 Acres and has a proposed open space of 0.90 Acre.

Monroe Meadows is north of the Third addition of the Urban Crest Subdivision which was approved in 1965.

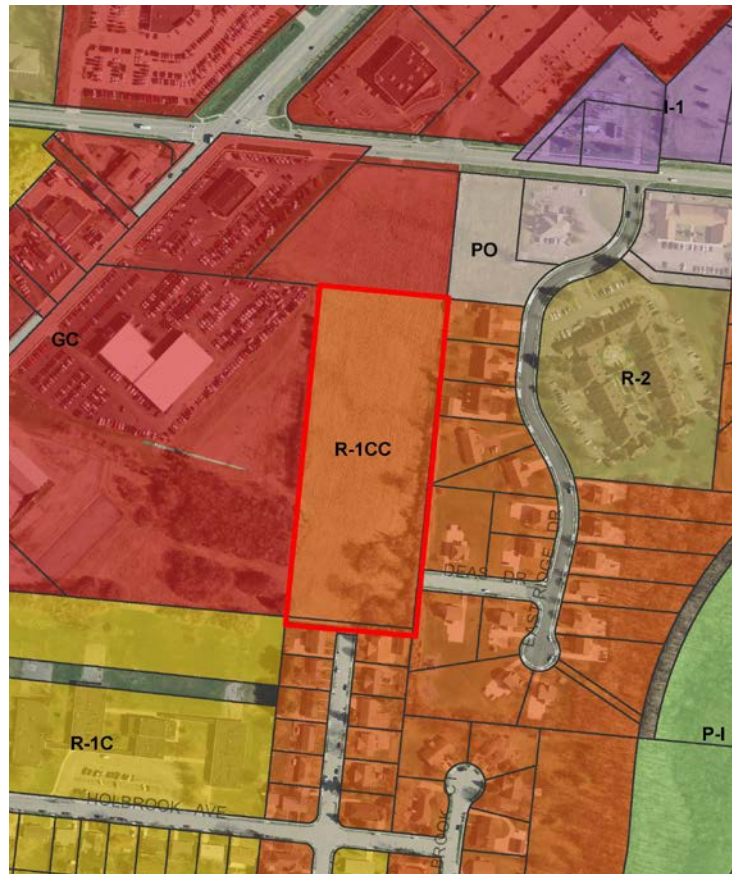
STAFF ANALYSIS

Site Characteristics:

- *Site Description and Existing Conditions* - The site consists of 6.11 Acres and would continue Southline Drive north and Deas Drive west. Lot 17 is shown as Detention and open space. The Preliminary plan included an existing tree survey, landscaping plan, and tree speck sheet.



Monroe Meadows Subdivision Outlined in Red Above



Monroe Meadows Subdivision Outlined in Red Above

- *Current Zoning* – The site is zoned Residential One-CC, which allows a maximum density of 5.2 dwelling units per net acre.
- *Surrounding Zoning* – The properties to the north and west are zoned General Commercial (GC) and consist of developed commercial properties. The properties to the south and east are zoned R-1CC and consist of two family lots within Urban Crest subdivision.

Development Analysis

- *Pre-existing Considerations* – The subject property is undeveloped and will connect to existing subdivisions.
- *2009 Comprehensive Plan* - The plan designates the property for Neighborhood Residential. Therefore, the current zoning designation and proposed use of the property is in accordance with current land use policy and deemed appropriate.
- *Land Use/Zoning* – The maximum density for the R-1CC zone is (5.2) dwelling units per net acre. Through review staff has requested a number of calculations regarding the site and at the time this report was written revisions had not been received from the applicant. Monroe Meadows will be required to meet all applicable standards through the review process. Please see staff recommended condition # 1.

Zone	# of Bldg. Lots (units)	Density (DU/ac.)	Open Space (ac.)	ROW (ac.)	Lot Area
R-1CC	16 (32)	5.24	0.90	Information not yet Provided	11,404 ft ² (avg. of 16 buildable lots)

Preliminary Plan Review

- *Development Schedule* - The construction schedule has been requested.
- *Development Layout* - Monroe Meadows plan encompasses 6.11 acres. The proposed development contains 16 two-family lots with an additional lot shown for open space and Detention only. The proposed lot widths are shown. The minimum width required in R-1CC District for a two-family home is 80 feet. Additional information has been requested through staffs review and at the time this report was written revisions had not been received from the applicant. Monroe Meadows will be required to meet all applicable standards through the review process. Please see staff recommended condition # 1.
- *Access Management* – The development gains access from adjacent developed streets to the south and east via Southline Drive and Deas Drive. The internal street circulation includes the extension of Southline Drive and an interior cul-de-sac at the northern end of Southline Drive.
- *Development Standards*- The Preliminary plan included an existing tree survey, landscaping plan, and tree speck sheet. Monroe Meadows will be required to meet all applicable standards (Ch. 1138) through the review process. Please see staff recommended condition # 1.

- Additional information has been requested by the Engineering Department and various City departments. At the time this report was written revisions had not been received from the applicant. Please see staff recommended condition # 1.

Procedural/Miscellaneous Issues:

- The improvement plans, in accordance with Ch. 1117.03 of the Subdivision Regulations, shall be approved prior to beginning construction.
- All public improvements shall be approved and completed or bonded, in accordance with Ch.1117.04, prior to final plat submittal.
- A final plat shall be prepared as specified in Ch. 1117.4 (B) and submitted to the Planning Commission within 12 months after approval of the preliminary plan.

STAFF REVIEW COMMENTS

The Department of Planning and Development has provided the applicant with review comments. The comments identify required corrections to the preliminary plan submitted on October 10, 2017. The corrections as provided shall be included as required conditions to the preliminary plan approval.

STAFF RECOMMENDATION

Upon review, staff finds the preliminary plan for Monroe Meadows Subdivision 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 the City Planner shall be provided on revised plans for final staff approval prior to submittal of construction drawings and/or improvement bonds.
2. The final plat for Monroe Meadows Subdivision shall be submitted to the Planning Commission for review on or before November 21, 2018. 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.

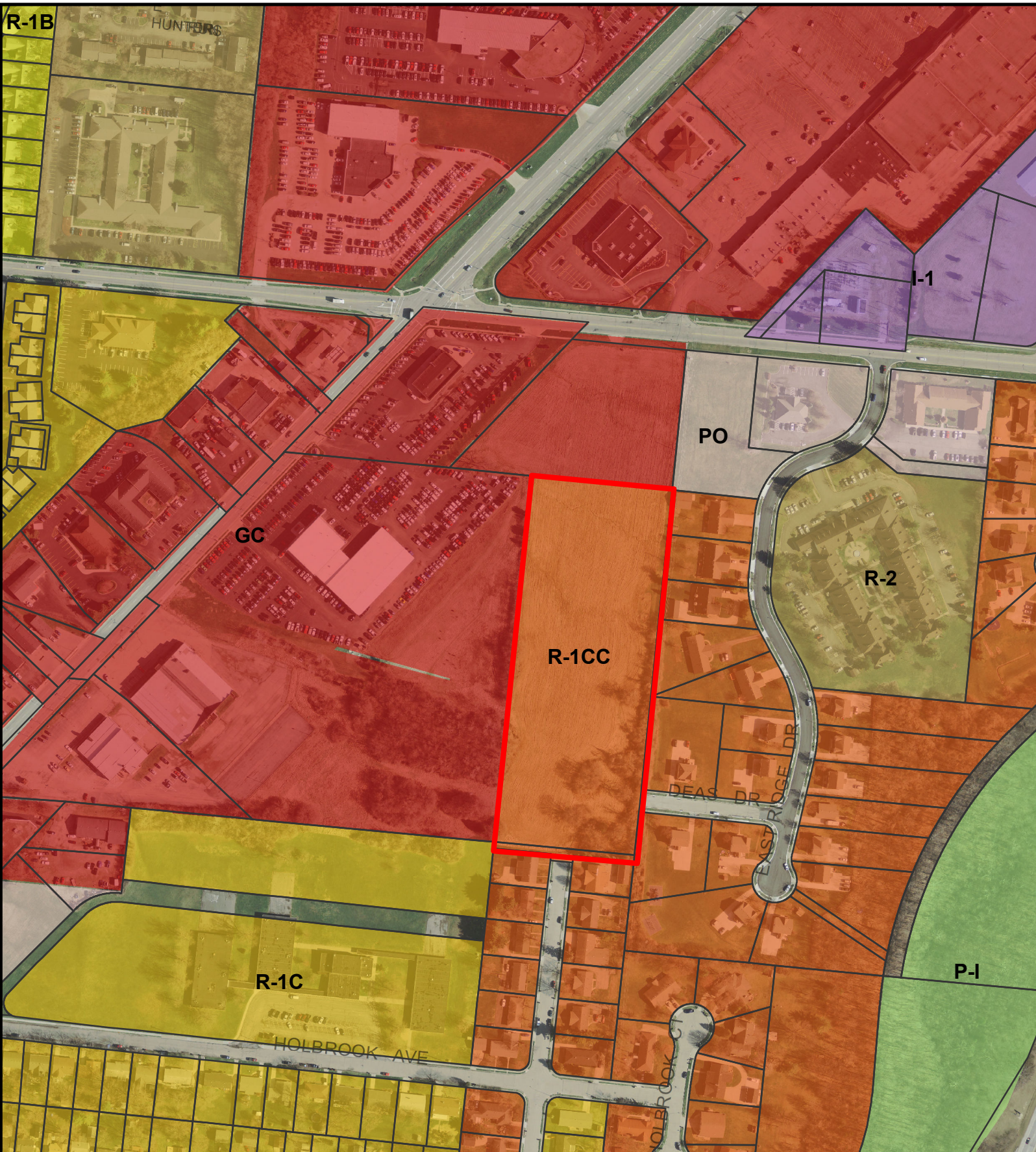


Legend
□ Parcels

NOTE:
All items shown are at approximate locations.
All data requires field verification.



1 inch = 279 feet

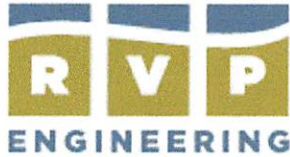


- Legend**
- Parcels
 - ZoningParcels20170606
 - call other values-
 - Parcel_Zoning_ZONE_
 - R-1B
 - R-1C
 - R-1CC
 - R-2
 - PO
 - GC
 - I-1
 - P-1

NOTE:
 All items shown are at approximate locations.
 All data requires field verification.



1 inch = 279 feet



October 10, 2017

CITY OF LEBANON DEPARTMENT OF PLANNING & DEVELOPMENT

Attn: Meredith Snyder

50 South Broadway
Lebanon, Ohio, 45036

Re: Monroe Meadows Preliminary Plat

Dear Ms. Snyder,

Enclosed please find seven (7) copies of Preliminary Plat, seven (7) copies of the Landscape Plan, seven (7) copies of the tree Inventory plan, two (2) copies of the signed letter of intent, one (1) copy of the Application for Utility Service, one (1) copy of completed application, one (1) copy of the legal description, one (1) copy of the Preliminary Covenants & Restrictions, one (1) copy of the project narrative, one (1) copy of the estimated vehicular traffic volume, one (1) copy of the and a check in the amount of \$370.00 for the process of the application for the above referenced project.

Please place this project on the November Planning Commission Meeting Agenda.

If you have any questions or comments, please feel free to contact me.

Sincerely,

RVP Engineering, LLC

Shane A. DeLong
Project Manager

SUBDIVISION APPLICATION

LCO §1117



Department of Planning and Development
50 S. Broadway • Lebanon, Ohio 45036
(513) 228-3171 • FAX: (513) 932-2493

I. TYPE OF APPLICATION

- Preliminary Plan (§1117.02)
- Final Plat - Record Plan (§1117.04)
- Replat - Record Plan (§1117.05)
- Minor Subdivision (§1117.06.D.)
- Other (describe) _____

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II. PROPERTY INFORMATION

Property Address: <i>Southline Dr. (end of) Lebanon, Ohio 45036</i>	
Parcel Number (SIDWELL): <i>1326227014 (strip) 1336226013</i>	Parcel Size (Acres):
Existing Land Use/Development: <i>This property is currently open land with no structures or current development on it. State use code 0456.</i>	
Proposed Land Use/Development: <i>We propose developing 16 building lots with a duplex on each lot for a total of 32 units. All development standards in place.</i>	
Existing Zoning District: <i>R1-CC</i>	

III. PLAT INFORMATION & ATTRIBUTES: Attach additional sheets to the application with your responses.

A. Project description: <i>The development 16 building lots with a two family duplex on each for a total of 32 units, with all development requirements met.</i>
B. Briefly explain how the proposed development relates to the character of the surrounding area: <i>This property is at the end of Southline Dr. and Deas Dr. which are both lined with duplexes where they adjoin this property. The other sides are commercial lots.</i>
C. Briefly state how the proposed development will relate to the 2009 Lebanon Comprehensive Plan and any other applicable standards/resolutions: <i>This plan aligns with the Lebanon Plan's goal to focus on the N. Columbus Ave. corridor (page 80) and is consistent with the established zoning designation of R1-CC.</i>

IV. CURRENT PROPERTY OWNER(S): This section must be completed. Attach additional sheets if necessary.

Name (Individual or organization): <i>Pittman Real Estate Holdings of Ohio, LLC</i>	
Mailing Address: (Street, City, State, Zip Code) <i>770 Columbus Ave. Lebanon, Ohio 45036</i>	
Telephone/Fax: <i>Tel. (513) 932-1010 Fax (513) 932-1859</i>	Email: <i>bonniekesik@hotmail.com</i>
Email or Alternate Contact Information: <i>info@lebanonford.com</i>	



October 10, 2017

MONROE MEADOWS LEGAL DESCRIPTION

From the POINT OF BEGINNING at an Iron Pin found at the North West Corner of Lot 4231 in East Ridge Subdivision Section One

Thence, S 84° 22' 52.9" E for a distance of 315.7800 feet to a point on a line.

Thence, S 05° 53' 18.1" W for a distance of 842.0265 feet to a point on a line.

Thence, N 84° 35' 42.0" W for a distance of 136.3605 feet to a point on a line.

Thence, S 05° 24' 16.1" W for a distance of 15.0001 feet to a point on a line.

Thence, N 84° 35' 43.3" W for a distance of 50.1236 feet to a point on a line.

Thence, N 05° 24' 16.3" E for a distance of 15.0000 feet to a point on a line.

Thence, N 84° 35' 43.5" W for a distance of 129.8531 feet to a point on a line.

thence N 05° 55' 32.5" E a distance of 843.2102 feet to the POINT OF BEGINNING



October 9, 2017

Planning Commission
City of Lebanon
50 South Broadway
Lebanon, OH 45036

RE: Vehicular Traffic Volume – Monroe Meadows

Dear Planning Commission:

Please consider this letter as my response your requirement to estimate the vehicular traffic volume generated by the subject development in accordance with the Preliminary Plan submittal requirements.

My review is based on the current site plan as of the date of this letter.

Background

The proposed development consists of 16 – 2 family residential buildings or 32 units. Access to the site is provided from the public street extensions of Southline Drive and Deas Drive.

Existing Conditions

The existing site is presently vacant.

New Trips

Trips to/from the site will be regular residential trips. The Institute of Transportation Engineers Trip Generation Manual, Ninth Edition, is a nationally recognized source for estimates of trips generated by a wide variety of land uses. Traffic volumes are estimated for morning and afternoon peak hours.

Land Use Code #230 – Residential Condo/Townhouse provides the best approximation for the subject proposed development:

AM Peak Hour = 14 total trips

PM Peak Hour = 17 total trips

Conclusion

The following conclusions are based on my site visit, the number of new trips generated by the proposed development, and my experience and knowledge in the field of traffic impact studies:

1. There will be an insignificant increase in traffic on the adjacent street system. The adjacent streets can easily absorb the new trips;

2. The capacity (Level of Service) for existing Southline Drive and Deas Drive will not be adversely impacted. The integrity of the street system will not be impaired.

RVP Engineering, LLC
Robert V. Painter, PE

A handwritten signature in black ink that reads "Rob Painter". The signature is written in a cursive, flowing style with a prominent initial "R" and a long, sweeping underline.

President

October 9, 2017

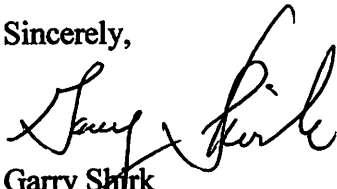
To Whom It May Concern:

This is a letter of intent from Dwell Development, LLC stating that, upon the plan approval and final purchase of the property identified as parcel 1336226013 located at the end of Shoreline Drive, it is our design to develop a subdivision with sixteen duplex lots. The subdivision to be called Monroe Meadows will consist of nicely appointed duplexes with basements, 2 car garages and a sophisticated exterior look. The construction of the sixteen duplexes will result in thirty two family units with all of the appropriate development standards met.

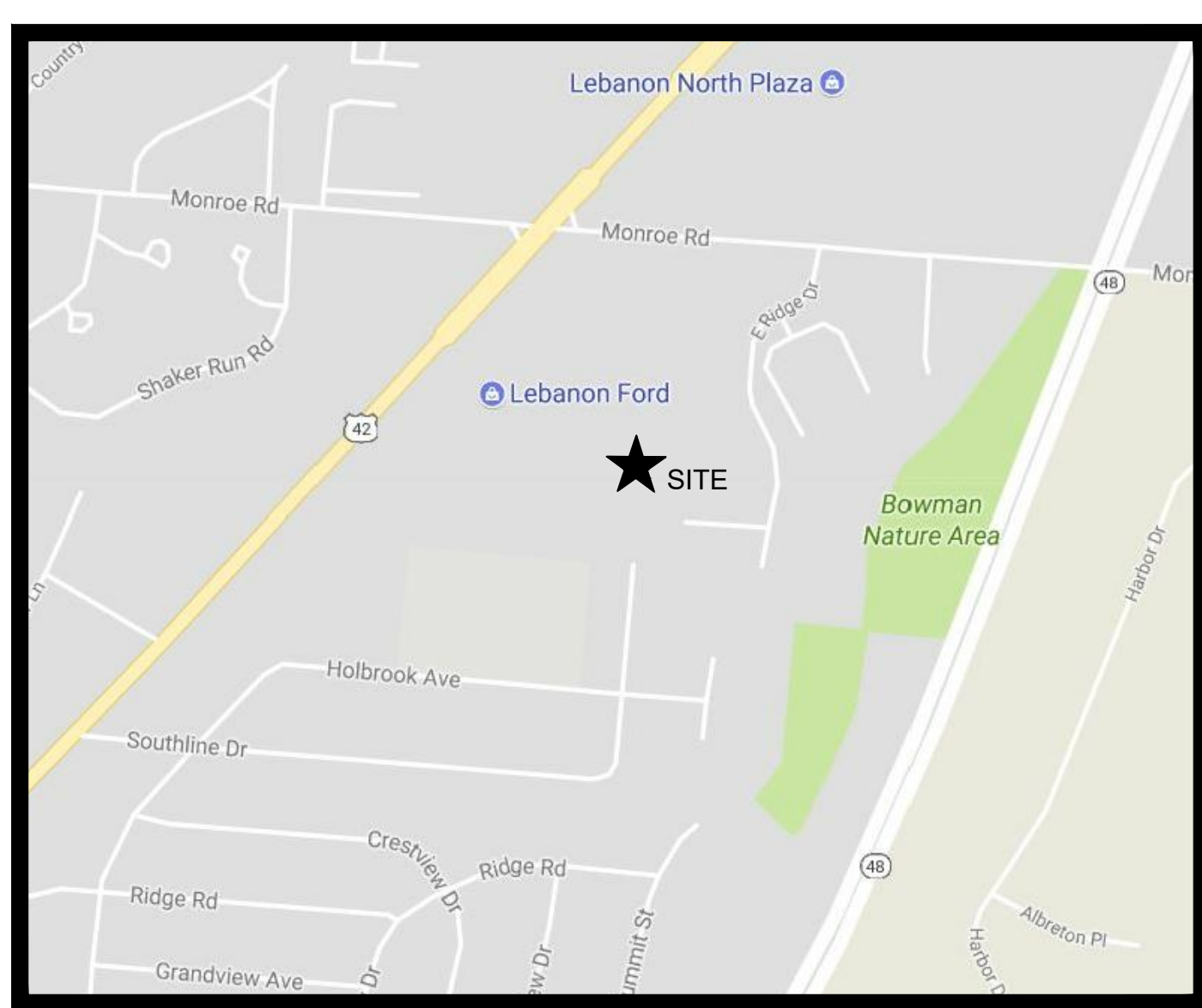
The property is currently not being used for any development purpose. It sits as an open field adjacent to the duplexes on Southline Drive and Deas Drive. On the Columbus Avenue and Monroe sides there are commercial properties with the Ford dealership being the closest of these properties. The property is proposed to be used for duplex construction and is zoned R1-CC. Our plans are to work within the current Land Use Plan and the guidelines of the designated zoning.

There will be areas used for retention, open space and entrance areas that will be held in common. These areas will be maintained by the Monroe Meadows Home Owners Association which will be supported with fees paid by the home owners. Our plan includes the required easements for the maintenance of these areas.

Sincerely,

A handwritten signature in black ink, appearing to read "Garry Shirk". The signature is fluid and cursive, with a large initial "G" and "S".

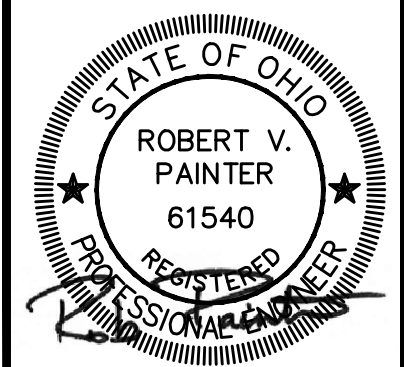
Garry Shirk
Managing Partner
Dwell Development, LLC



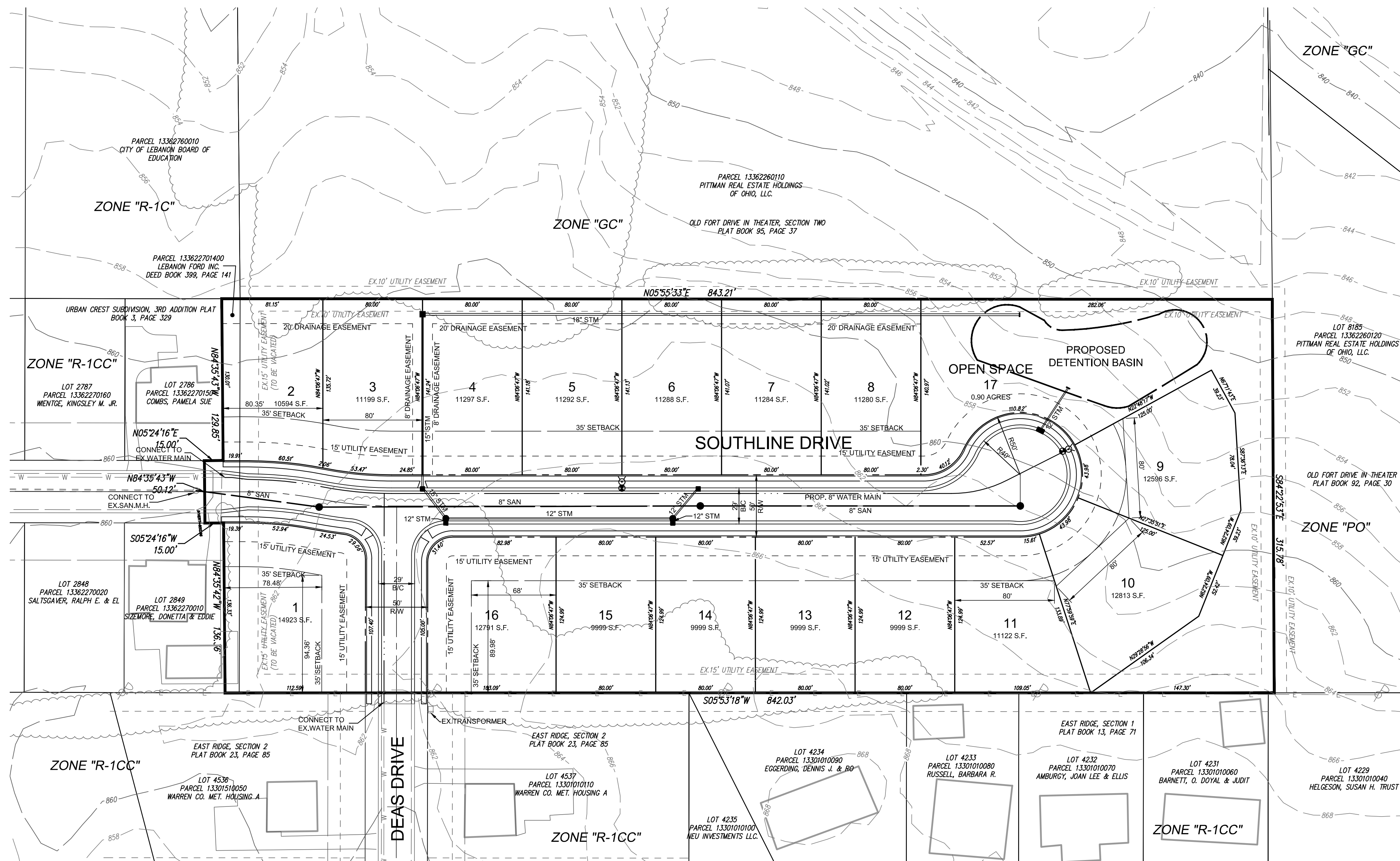
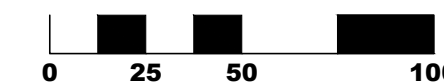
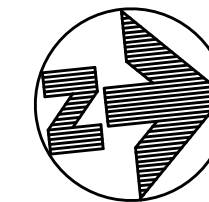
VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT MONROE MEADOWS

SECTION 30, TOWN 5, RANGE 3 MIAMI PURCHASE
CITY OF LEBANON, WARREN COUNTY, OHIO



REVISIONS



OWNER
PITTMAN REAL ESTATE HOLDINGS
OF OHIO, LLC
770 COLUMBUS AVENUE
LEBANON, OH 45036

APPLICANT
DWELL DEVELOPMENT, LLC.
8118 TIMBERJACK WAY
WEST CHESTER, OH 45069
designbui@aol.com

ENGINEER
RVP ENGINEERING, LLC
6230 CENTRE PARK DRIVE, SUITE C
WEST CHESTER, OHIO 45069
(513) 823-2157

PROJECT DATA

CURRENT ZONE	= R-1CC
ACREAGE	= 6.11 ACRES
LOTS	= 16 LOTS / 32 UNITS
LOT REQUIREMENTS	
MINIMUM AREA	= 10,000 S.F.
FRONT SETBACK	= 35'
SIDE YARD	= 8' MIN 20' TOTAL
REAR SETBACK	= 25'
OPEN SPACE	= 0.90 ACRES 14.80%
DENSITY	= 5.24 UNITS PER ACRE

**PRELIMINARY PLAT
MONROE MEADOWS**
SECTION 30, TOWN 5, RANGE 3 MIAMI PURCHASE
CITY OF LEBANON, WARREN COUNTY, OHIO

SCALE: 1"=50'
DATE: OCTOBER 10, 2017
DRAWN: SAD
DESIGNED: SAD
CHECKED: SAD
XREF:
JOB NO.: 17061

MONROE MEADOWS
Page
1
Of
1

REPLAT
Walker Subdivision

APPLICANT/PROPERTY OWNER

Jamie Walker
244 E. Pekin Rd.
Lebanon, Ohio 45036

PROPERTY ADDRESS / LOCATION

404 Pleasant Street

REQUEST

Final Plat for a Re-plat of 404 Pleasant Street

CURRENT ZONING

R-1U Residential One Urban

CURRENT USE

Residential

BACKGROUND

Mr. Walker is requesting this re-plat in order to create a second lot for an additional single family home. A single family home is a permitted use in the R-1U zoning district. Mr. Walker acquired the property at 404 Pleasant earlier this year and is in the process of building a Single family home on the site with the intention of splitting the lot in two so that another single family home can be built.

STAFF ANALYSIS

1. The re-plat for the Walker Subdivision will create two lots of record encompassing 0.1833 and 0.2438 acres respectively.
2. The minimum lot requirements for development within the R-1U Residential One Urban are listed in the City of Lebanon Zoning Code. The proposed lots will comply with all lot size, width, and setback requirements.
3. The access for each property would come from the frontage along Pleasant Street.
4. The re-plat is currently being reviewed by the City Planner and City Engineer and prior to going to City Council would have to comply with all applicable subdivision regulations.

RECOMMENDATION

Based on the analysis, staff recommends the final plat for the Walker Subdivision be approved subject to the following conditions:

1. All corrections as required by the City Planner shall be provided on revised plans for final staff approval prior to City Council review.
2. The replat shall be recorded within sixty (60) days from the date of approval by Lebanon City Council, as listed in Section 1117.04 (a)(4) of the Subdivision Regulations.
3. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.



Legend
□ Parcels

NOTE:
All items shown are at approximate locations.
All data requires field verification.



1 inch = 27 feet

SUBDIVISION APPLICATION

LCO §1117



Department of Planning and Development
50 S. Broadway • Lebanon, Ohio 45036
(513) 228-3171 • FAX: (513) 932-2493

I. TYPE OF APPLICATION

- Preliminary Plan (§1117.02)
- Final Plat - Record Plan (§1117.04)
- Replat - Record Plan (§1117.05)
- Minor Subdivision (§1117.06.D.)
- Other (describe) PLAT OF SURVEY

NOTE: All applications are reviewed by the Department of Planning and Development for completeness per LCO § 1132.04 prior to being processed. Applications that are incomplete will not be accepted. Applicants are required to contact the Department of Planning and Development to schedule a pre-application review conference with staff prior to submitting a formal application.

II. PROPERTY INFORMATION

Property Address: 404 PLEASANT STREET	
Parcel Number (SIDWELL): 1336306023	Parcel Size (Acres): 0.4271
Existing Land Use/Development: RESIDENTIAL	
Proposed Land Use/Development: RESIDENTIAL	
Existing Zoning District: R1U	

III. PLAT INFORMATION & ATTRIBUTES: Attach additional sheets to the application with your responses.

A. Project description: LOT SPLIT
B. Briefly explain how the proposed development relates to the character of the surrounding area: MAINTAINS THE CHARACTER OF THE SURROUNDING AREA
C. Briefly state how the proposed development will relate to the 2009 Lebanon Comprehensive Plan and any other applicable standards/resolutions: MAINTAINS THE SINGLE FAMILY RESIDENTIAL COMPREHENSIVE PLAN USE


IV. CURRENT PROPERTY OWNER(S): This section must be completed. Attach additional sheets if necessary.

Name (Individual or organization): JAMIE WALKER	
Mailing Address: (Street, City, State, Zip Code) 244 E. PeKin Rd Lebanon OH 45036	
Telephone/Fax: 513-267-0556	Email: j_monce@msn.com
Email or Alternate Contact Information:	

V. APPLICANT: Please complete if applicable. This is the person(s) requesting approval, if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Telephone/Fax:	Email:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section shall be completed and notarized.

I <u>JAMIE WALKER</u> , the property owner, hereby authorize _____ to act as my applicant/representative(s) in all matters pertaining to processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: <u>11/9/17</u>

Subscribed and sworn to before me this 9th day of November


State of Ohio

County of Montgomery Notary Public 



LORI L. McELROY, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 2, 2021

VII. APPLICANT'S CERTIFICATION

I <u>JAMIE WALKER</u> , the owner or authorized representative, have read and understand the contents of this application. I hereby certify that the information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of Current Property Owner: 	Date: <u>11/9/17</u>

DEPARTMENTAL USE ONLY		
Application No.: <u>60276</u>	Fee Received: <u>\$200</u> Receipt No.: <u>164235</u>	PC Date: Public Hearing: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Received: ___ / ___ / ___ Received by: _____	Zoning District: LUP Conformance:	PC Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved with Conditions
Comments: _____		

My Commission Expires Nov 3, 2021
in and for the State of Ohio
LORI E. HEBBARD, Notary Public



11/11/21

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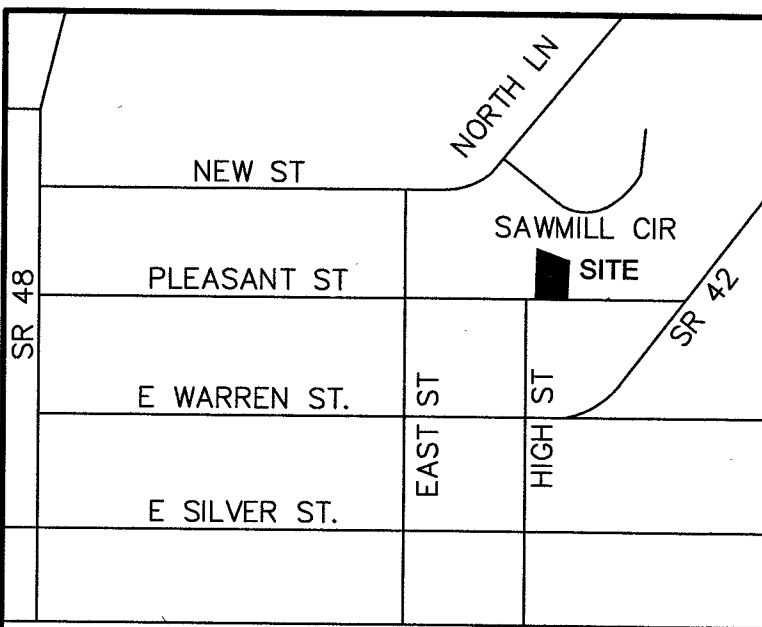
11/11/21

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VICINITY MAP:
NOT TO SCALE

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF PUBLIC UTILITIES AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: SBC, DP&L, VECTREN, TIME WARNER CABLE, CITY OF LEBANON SANITARY, WARREN COUNTY WATER.

OWNER: JAMIE WALKER

AS TO ALL:

WITNESS BY: JAMIE WALKER
OWNER

WITNESS

CERTIFICATE OF NOTARY PUBLIC:

STATE OF OHIO, S.S. BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME JAMIE WALKER, OWNER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE OF ABOVE WRITTEN.

NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES _____

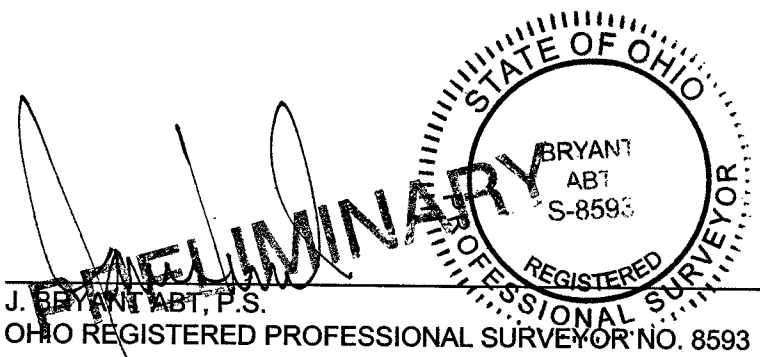
OWNER: JAMIE WALKER

AS TO ALL:

WITNESS BY: JAMIE WALKER
OWNER

CERTIFICATE OF SURVEYOR:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY FOR THE WALKER SUBDIVISION. MONUMENTS AND LOT CORNER PINS ARE PLACED (SET) AS SHOWN HEREON AND THAT THE WARREN COUNTY AND CITY OF LEBANON SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE. THIS SURVEY WAS PREPARED ACCORDING TO O.A.C. 473337 AND O.R.C. 711.001.



DATE: 11/16/17

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH.
2. ALL DOCUMENTS SHOWN HEREON ARE ON FILE AT THE WARREN COUNTY RECORDER'S OFFICE, LEBANON, OHIO.
3. NO EVIDENCE OF ENCROACHMENTS FOUND DURING THE COURSE OF THE SURVEY.
4. PERTINENT DOCUMENTS USED TO ESTABLISH BOUNDARIES ARE SHOWN HEREON.

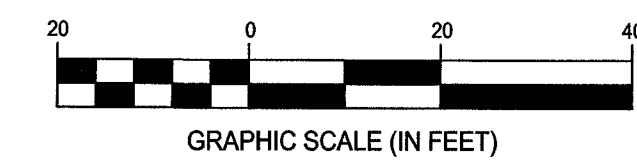
WALKER SUBDIVISION

SECTION 36, TOWN 5E, RANGE 3N M.Rs.,
CITY OF LEBANON,
WARREN COUNTY, OHIO
NOVEMBER, 2017



LEGEND

- SET 5/8" X 30" IRON PIN WITH CAP STAMPED "CESO"
- ⊙ FOUND 5/8" IRON PIN UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- - - ADJOINER LINE
- - - X - - - FENCE LINE



RESTRICTIONS AND COVENANTS:

THERE EXISTS NO RESTRICTIONS AND COVENANTS.

ZONING NOTE:

AREA SHOWN ON THIS PLAT IS CURRENTLY ZONED R1U, PER CITY OF LEBANON ZONING, WARREN COUNTY, OHIO.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 390557 0137 E, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER/DEVELOPER:

JAMIE WALKER
244 E. PEKIN RD. LEBANON, OHIO 45036

AREA CALCULATIONS:

TOTAL AREA = 0.4271 ACRES
LOT 1 = 0.1833 ACRES
LOT 2 = 0.2438 ACRES
RIGHT-OF-WAY = 0.0000 ACRES

PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LEBANON, OHIO

THIS ___ DAY OF _____, _____

CHAIR _____

CITY MANAGER _____

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS ___ DAY OF _____, _____

MANAGER _____

WARREN COUNTY AUDITOR:

TRANSFERRED ON THIS ___ DAY OF _____, _____

DEPUTY _____ WARREN COUNTY AUDITOR

WARREN COUNTY RECORDER:

FILE NO. _____

RECEIVED ON THIS ___ DAY OF _____, _____ AT ___ M.

RECORDED ON THIS ___ DAY OF _____, _____ AT ___ M.

RECORDED IN PLAT BOOK NO. _____, PAGE _____

FEE _____

DEPUTY _____ WARREN COUNTY RECORDER

WARREN COUNTY ENGINEER APPROVAL:

I HEREBY APPROVE THIS PLAT ON THIS ___ DAY OF _____, _____

WARREN COUNTY ENGINEER _____

CITY ENGINEER:

I HEREBY APPROVE THIS PLAT ON THIS ___ DAY OF _____, _____

CITY ENGINEER _____

CITY COUNCIL:

I HEREBY CERTIFY ON THIS ___ DAY OF _____, _____ THIS PLAT WAS APPROVED AND ACCEPTED BY THE ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF LEBANON, OHIO.

MAYOR _____

ATTEST _____

DEED REFERENCE:

SITUATED IN SECTION 36, TOWN 5E, RANGE 3N M.Rs., CITY OF LEBANON, OHIO, CONTAINING 0.4271 ACRES AND BEING THE SAME TRACT AS CONVEYED TO JAMIE WALKER AND DESCRIBED IN THE DEED RECORD IN DOCUMENT NUMBER 2017-032890, WARREN COUNTY, OHIO.

BASIS OF BEARINGS:

NORTH AND BEARING SYSTEM BASED UPON THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT STREET PER OFFICIAL RECORD 5496 PG 882 AND MADE IN CONJUNCTION WITH A SURVEY CONDUCTED BY CESO IN AUGUST OF 2017.

REVISIONS		
NO.	DATE	DESCRIPTION

RECORD PLAT	
WALKER SUBDIVISION	
WARREN COUNTY, OHIO	SECT. 36, TOWN 5, RANGE 3
CITY OF LEBANON	
SCALE: 1" = 20'	DATE: 11/16/2017
DESIGN: N/A	JOB NO.: 754324
DRAWN: CWS	SHEET NO.:
CHECKED: JBA	1 OF 1



REPLAT
Warren County Center Two

PROPERTY OWNER

Warren County Commissioners
406 Justice Drive
Lebanon, Ohio 45036

APPLICANT

Apex Engineering and Surveying
1068 N. University Drive
Middletown, Ohio 45042

PROPERTY ADDRESS / LOCATION

410, 412, and 414 Justice Drive

REQUEST

Final Plat for a Re-plat of Warren County Center Two

CURRENT ZONING/ CURRENT USE

P-O Professional Office/ Offices

BACKGROUND

The Warren County Commissioners are requesting this re-plat in order to create a separate lot for the buildings at 410, 412, and 414 Justice Drive.

STAFF ANALYSIS

1. The re-plat for the Warren County Center Two will create a new lot of record encompassing 4.2900 acres.
2. The minimum lot requirements for development within the P-O Professional Office District are listed in the City of Lebanon Zoning Code. The proposed lot will comply with all lot size, width, and setback requirements.
3. The access for each property will be maintained through an existing driveway easement.
4. The re-plat is currently being reviewed by the City Planner and City Engineer and prior to going to City Council would have to comply with all applicable subdivision regulations.

RECOMMENDATION

Based on the analysis, staff recommends the final plat for the Warren County Center Two be approved subject to the following conditions:

1. All corrections as required by the City Planner shall be provided on revised plans for final staff approval prior to City Council review.
2. The replat shall be recorded within sixty (60) days from the date of approval by Lebanon City Council, as listed in Section 1117.04 (a)(4) of the Subdivision Regulations.
3. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.



Legend
□ Parcels

NOTE:
All items shown are at approximate locations.
All data requires field verification.



1 inch = 354 feet

Resolution

Number 17-1771

Adopted Date November 02, 2017

AUTHORIZE PETE MASON, OPERATIONS DIRECTOR FOR THE BOARD OF DEVELOPMENTAL DISABILITIES TO ACT ON BEHALF OF THE BOARD OF COMMISSIONERS IN THE MATTER PENDING BEFORE THE CITY OF LEBANON RELATIVE TO REPLAT OF PARCELS ON THE JUSTICE DRIVE CAMPUS THAT WILL BE DEEDED TO THE BOARD OF DEVELOPMENTAL DISABILITIES

WHEREAS, this Board has taken prior action to transfer, via general warranty deed several properties purchased by the Board of Developmental Disabilities but titled in the name of the Board of Commissioners; and

WHEREAS, three properties remain to be transferred, pending a replat of the Justice Drive campus; and

WHEREAS, in order to proceed with the replat the Commissioners must sign an application to the City of Lebanon relative to the request and designate a representative; and

WHEREAS, the County Administrator is recommending that Pete Mason, Operations Director with the Board of Developmental Disabilities be designated the owner's representative in the matter; and

NOW THEREFORE BE IT RESOLVED, to designate Pete Mason, Operations Director with the Board of Developmental Disabilities as the owner's representative in the matter pending before the City of Lebanon relative to the replat of the Justice Drive Campus.

Mrs. Jones moved for adoption of the foregoing resolution being seconded by Mr. Young. Upon call of the roll, the following vote resulted:


Mr. Grossmann – yea

Mr. Young – yea

Mrs. Jones – yea

Resolution adopted this 2nd day of November 2017.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

Tz/

cc: Developmental Disabilities (file)
T Zindel

DIVISION APPLICATION

LCO §1117



Department of Planning and Development
50 S. Broadway • Lebanon, Ohio 45036
(513) 228-3171 • FAX: (513) 932-2493

I. TYPE OF APPLICATION

- Preliminary Plan (§1117.02)
- Final Plat - Record Plan (§1117.04)
- Replat - Record Plan (§1117.05)
- Minor Subdivision (§1117.06.D.)
- Other (describe) _____

NOTE: All applications are reviewed by the Department of Planning and Development for completeness per LCO § 1132.04 prior to being processed. Applications that are incomplete will not be accepted. Applicants are required to contact the Department of Planning and Development to schedule a pre-application review conference with staff prior to submitting a formal application.

II. PROPERTY INFORMATION

Property Address: 410, 412, 414 JUSTICE DRIVE	
Parcel Number (SIDWELL): 1335326007	Parcel Size (Acres): 76.7185 Ac.
Existing Land Use/Development: OFFICES	
Proposed Land Use/Development: OFFICES	
Existing Zoning District: P.O. PROFESSIONAL OFFICE	

III. PLAT INFORMATION & ATTRIBUTES: Attach additional sheets to the application with your responses.

A. Project description:	CREATE A SEPARATE LOT FOR THE BUILDINGS WITH THE ADDRESSES ABOVE.
B. Briefly explain how the proposed development relates to the character of the surrounding area:	NO CHANGE
C. Briefly state how the proposed development will relate to the 2009 Lebanon Comprehensive Plan and any other applicable standards/resolutions:	SAME

IV. CURRENT PROPERTY OWNER(S): This section must be completed. Attach additional sheets if necessary.

Name (Individual or organization): WARREN COUNTY COMMISSIONERS	
Mailing Address: 406 JUSTICE DRIVE (Street, City, State, Zip Code) LEBANON, OH 45036	
Telephone/Fax: 513-695-1250	Email: Tiffany.Zindel@co.warren-oh.us
Email or Alternate Contact Information:	

V. APPLICANT: Please complete if applicable. This is the person(s) requesting approval, if different than the property owner(s).

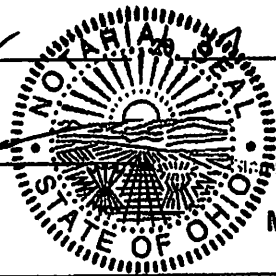
Name: <u>APEX ENGINEERING or SURVEYING, PAUL LEISRING</u>	
Organization (Owner, Developer, Contractor, etc.): <u>Surveyor</u>	
Mailing Address: <u>1068 N. UNIVERSITY DR.</u> (Street, City, State, Zip Code) <u>MIDDLETOWN, OH 45042</u>	
Telephone/Fax: <u>(513) 424-5202</u>	Email: <u>APEX ENGINEERING@SBCGLOBAL.NET</u>
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section shall be completed and notarized.

I, Tom Grossmann, President, the property owner, hereby authorize Pete Mason to act as my applicant/representative(s) in all matters pertaining to processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: <u>[Signature]</u>	Date: <u>11/02/17</u>
---	-----------------------

Subscribed and sworn to before me this 2nd day of November
 State of Ohio
 County of Warren Notary Public [Signature]



LAURA K. LANDER
 NOTARY PUBLIC
 STATE OF OHIO
 Recorded in
 Warren County
 My Comm. Exp. 12/26/17

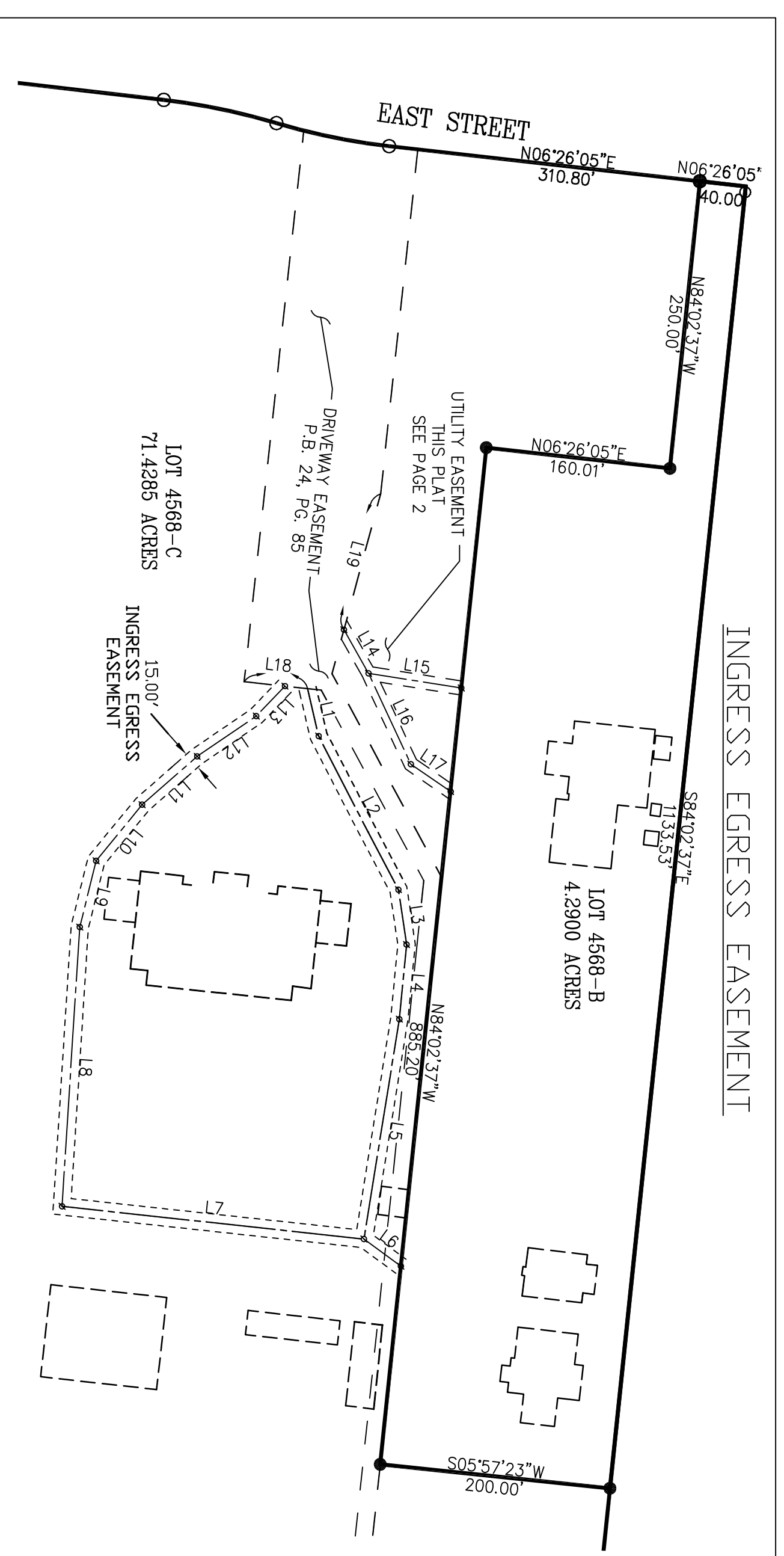
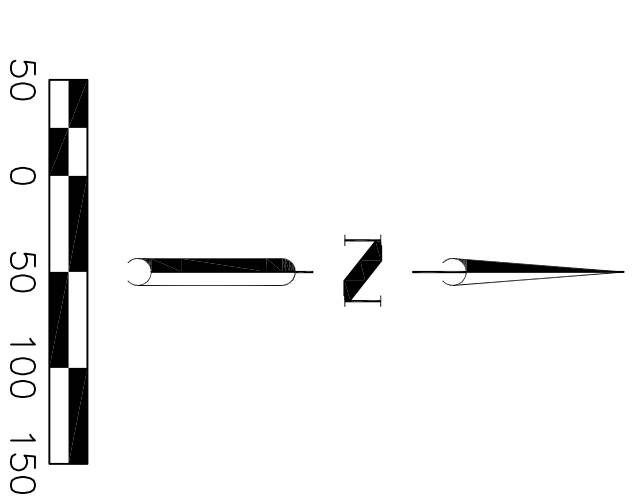
VII. APPLICANT'S CERTIFICATION

I, _____, the owner or authorized representative, have read and understand the contents of this application. I hereby certify that the information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

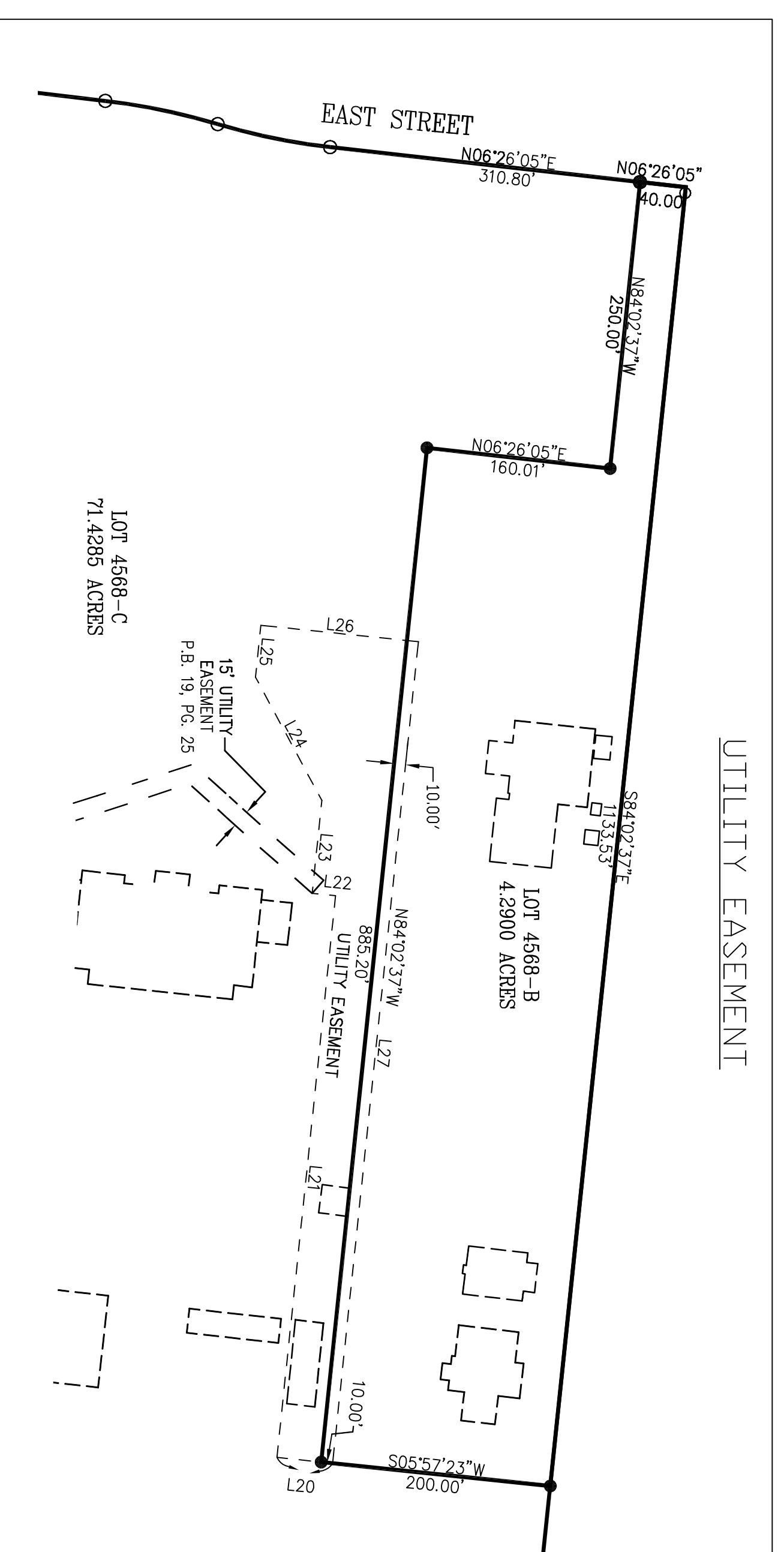
Signature of Current Property Owner:	Date:
--------------------------------------	-------

DEPARTMENTAL USE ONLY		
Application No.:	Fee Received: _____ Receipt No.: _____	PC Date: Public Hearing: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Received: ___/___/___ Received by: _____	Zoning District: LUP Conformance:	PC Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved with Conditions
Comments: _____		

WARREN COUNTY CENTER TWO
 BEING A REPLAT OF LOT 4568-A OF WARREN COUNTY CENTER PHASE ONE
 PLAT BOOK 91, PG. 25
 BEING A REPLAT OF LOTS 4566 & 4567 & 4568, OF
 WARREN COUNTY CENTER
 PLAT BOOK 24, PG. 85
 & 6.943 ACRE TRACT AND 0.418 ACRE TRACT
 SITUATED IN
 SECTION 35, TOWN 5, RANGE 3
 CITY OF LEBANON
 WARREN COUNTY, OHIO
 OCTOBER, 2017



LINE	LENGTH	BEARING
L1	42.23	N76°57'32"E
L2	149.63	N62°31'37"E
L3	48.07	N81°36'47"E
L4	64.93	S84°26'11"E
L5	192.87	S80°52'31"E
L6	39.70	N58°18'08"E
L7	263.01	S08°17'28"W
L8	242.27	N88°27'15"W
L9	59.16	N75°04'57"W
L10	62.84	N50°40'20"W
L11	63.42	N44°15'25"W
L12	61.94	N34°19'48"W
L13	35.69	N46°17'25"W
L14	43.36	N60°33'28"E
L15	81.25	N08°39'48"E
L16	86.83	N05°07'22"E
L17	41.76	N34°31'34"E
L18	93.33	N08°10'34"E
L19	121.92	S74°54'50"E



LINE	LENGTH	BEARING
L20	48.63	S05°57'23"W
L21	490.29	N84°02'37"W
L22	20.40	S05°57'23"W
L23	80.99	N84°02'37"W
L24	121.60	S81°42'38"W
L25	45.23	N84°02'37"W
L26	197.45	N05°57'23"E
L27	77.04	S84°02'37"E

- LEGEND**
- -5/8" IRON PIN SET
 - -5/8" IRON PIN FOUND (IPF) OR AS NOTED
 - ▲ -PK NAIL FOUND
 - ◀ -MAG NAIL SET
 - ▶ -MAG NAIL FOUND
 - ⊖ -PIPE FOUND
 - ⊙ -ANGLE POINT

PRELIMINARY

SCALE: 1" = 100'

DATE: Aug. 2017

DRAWN: P.L.

DESIGNED:

CHECKED: KRC

ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD.
 MIDDLETOWN, OHIO 45042
 PH: (513) 424-5202 OR (513) 932-8891 FAX: (513) 424-6202

REVISIONS:

1	
2	
3	
4	

PROJECT: 141343

DRAWING: 1714729A

SHEET: 2 OF 2

**PLANNING COMMISSION
STAFF REPORT**



November 14, 2017

Zoning Map Amendment

Existing Retail Center, Self-Storage Facility, and adjacent vacant land –Light Industrial (I-1) to General Commercial (GC)

PROPERTY OWNER

CL Properties LLC
176 McClure Road
Lebanon, Ohio 45036

APPLICANT

Mr. Larry B. Buchanan
176 McClure Road
Lebanon, Ohio 45036

PROPERTY LOCATION

1001 West Main Street
Lebanon, Ohio 45036
Parcel # No. 12112000320 and 12112000340.

REQUESTED ACTION

Review and provide recommendation to City Council on the proposed map amendment.

CURRENT ZONING

I-1, Light Industrial

PROPOSED ZONING

GC, General Commercial

CURRENT USE

Existing Retail Center, Self Storage Facility and adjacent vacant land

DESCRIPTION OF REQUEST

The applicant, Mr. Larry B. Buchanan on behalf of CL Properties LLC, is requesting a map amendment to rezone 3.9± acres of I-1, Light Industrial at the Southwest corner of State Route 63 & Neil Armstrong Way to GC, General Commercial. Pursuant to Ch. 1132.05, a map amendment requires Planning Commission review and recommendation to the City Council for final review and approval via ordinance.

BACKGROUND

The subject parcels were previously developed in 1993 and 2002. The uses are existing nonconforming retail uses on property zoned I-1 light industrial. Due to the recent surrounding properties being rezoned to General Commercial and the existing nonconforming uses this request to rezone to General Commercial has been made. The existing uses would be considered conforming under the General Commercial designation.

EXISTING CONDITIONS

Site Characteristics

- *Site Description* – The site sits at the Southwest corner of Main Street and Neil Armstrong Blvd. and was developed under the prior zoning code.
- *Existing Conditions* – The 3.9± acres have an existing retail center and an existing self-storage facility.
- *Current/Surrounding Zoning* – The subject parcels are currently zoned I-1 Light Industrial. The adjacent properties to the west was rezoned from I-1 light industrial to General Commercial earlier this year. The properties across West Main Street to the north was also recently rezoned to General Commercial as well as the properties to the east across Neil Armstrong Blvd. A zoning map is attached.
- *Current/Surrounding Land Use* – The subject parcels have existing retail and self-storage facility uses. To the west, south, east and north Auto sales uses have been proposed.

STAFF ANALYSIS

- *2009 Lebanon Comprehensive Plan* – The subject property is located within the Corridor Mixed Use District as designated on the future land use map. The Corridor Mixed Use District is intended to encourage the redevelopment of aged retail corridors in the community. The current retail and self-storage use as well as the proposed rezoning of the property is consistent with the overall planning scheme for the Corridor Mixed Use District.
- *Adjoining Land Use/Zoning* – The subject properties are contiguous to GC, General Commercial. The physical attributes of the site are consistent with the character of the area and considered compatible with surrounding residential properties.
- *Uses* – There are no proposed changes to the existing uses located at this site and the uses are considered permitted uses in the General Commercial District as outlined in Ch. 1133.11 of the Lebanon Zoning Ordinance.
- *Landscaping and Buffering* – There are no proposed changes to the existing buildings and uses so no change to the existing landscaping/buffering are necessary. Any future changes will need to comply with all applicable City of Lebanon regulations.
- *Signage* - There are no proposed changes to the existing signage. Any future changes will need to comply with all applicable City of Lebanon regulations.
- *Access Points* – There are no proposed changes to the existing access points. Any future changes will need to comply with all applicable City of Lebanon regulations.

- *Sidewalks and Pedestrian Circulation* – There are no proposed changes to the existing Sidewalks and Pedestrian Circulation. Any future changes will need to comply with all applicable City of Lebanon regulations.
- *Zoning Amendment Approval Criteria (Ch. 1132.05 G.)*
 1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the time that the original text or map designations were established;*

Finding: The proposed map amendment corrects existing non-conforming uses (retail uses in an I-1 Industrial Zone).
 2. *Whether the proposed map amendment is in accordance with the future policy goals and objectives as provided for in the future land use map.*

Finding: The proposed map amendment is in accordance with the future policy goals and objectives as provided for in the future land use map.
 3. *Whether the proposed amendment is consistent with the purpose of this ordinance;*

Finding: The proposed map amendment is consistent with the purpose of the Lebanon Zoning Code by fostering convenient, compatible, and efficient relationships among land uses.
 4. *Whether and the extent to which the proposed amendment addresses a demonstrated community need;*

Finding: The proposed map amendment addresses a demonstrated community need by facilitating orderly and harmonious development within the city through implementation of the Lebanon Zoning Code and Comprehensive Plan.
 5. *Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;*

Finding: The proposed map amendment protects the health, safety, morals, and general welfare of the public in accordance with Ch. 1130.02 of the Lebanon Zoning Code.
 6. *Whether the proposed map amendment will result in significant mitigation of adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;*

Finding: The proposed map amendment will allow general commercial uses, which the existing uses would be permitted in. At this time, there appears to be no adverse impacts to the site; any significant mitigation is subject to review.
 7. *Whether the proposed map amendment will ensure efficient development within the city; and*

Finding: The proposed map amendment matches with the existing development on site and as recommended in the Comprehensive Plan (Corridor Mixed Use).
 8. *Whether the proposed zoning map amendment will result in a logical and orderly development pattern.*

Finding: The proposed map amendment will result in a logical and orderly development pattern consistent with the recommendations of the Lebanon Comprehensive Plan and Future Land Use Map.

STAFF RECOMMENDATION

Based on staff's analysis, the proposed zoning map amendment to rezone 3.9± acres from Light Industrial (I-1) to General Commercial (GC) meets the approval criteria required under Ch. 1132.05 of the Lebanon Zoning Code. Therefore, staff recommends the Planning Commission recommend approval of the zoning map amendment to City Council.



Legend
□ Parcels

NOTE:
All items shown are at approximate locations.
All data requires field verification.



1 inch = 207 feet



Legend
 □ Parcels
 ZoningParcels20170606
 -call other values-
 Parcel_Zoning_ZONE_
 R-2
 GC
 I-1
 P-1

NOTE:
 All items shown are at approximate locations.
 All data requires field verification.



1 inch = 207 feet