

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION  
STAFF REPORT  
SEPTEMBER 21, 2020 PUBLIC HEARING**

<b>A. Case Number:</b>	<b>Docket # 20-32</b>
<b>B. Applicant:</b>	<b>Nathan Harris for Duke Realty Land</b>
<b>C. Location:</b>	<b>The subject property is located at 535 S Mount Zion Rd in the Lebanon Business Park</b>
<b>D. Acreage and Zoning:</b>	<b>The subject property contains 45.6 acres and is presently zoned Planned Business Industrial (PBI).</b>
<b>E. Adjacent Land Uses:</b>	<b>North – Industrial Warehouse South – Undeveloped Industrial West – Agricultural East – US Cold Storage</b>
<b>F. Property History:</b>	<p style="text-align:center"><b>November 5, 2018 Board of Zoning Appeals Approval</b></p> <p><b>Development Standards Variance</b> <b>Variance Request #1 – Sidewalk – UDO Section 8.9.A.1</b> Variance approved to permit relief from the sidewalk requirement along Edwards Drive and Mt. Zion Road.</p> <p><b>Variance Request #2 – Fence Standards – UDO Section 7.14.C.7</b> Variance approved to permit barbed wire security fencing around the truck access area.</p> <p><b>Variance Request #3 – Drive Width – UDO Section 7.5.D.2</b> Variance approved to permit an increase in the maximum drive width for the truck access drive.</p> <p><b>Variance Request #4 – Parking Lot Perimeter Landscaping – UDO Section 7.8.J.3</b> Variance approved to permit relief from the parking lot perimeter landscaping requirement for the truck/trailer parking area.</p> <p><b>Variance Request #5 – Parking Lot Interior Landscaping – UDO Section 7.8.J.2</b> Variance approved to permit relief from the parking lot interior landscaping requirements for the truck access areas on the sides and rear of the building.</p>

<b>G. Ordinance Process:</b>	<p><b>Variance Request #6 – Parking Curb – UDO Section 7.5.C.3</b> Variance approved to allow parking areas with no curb for the truck dock and trailer parking areas.</p> <p><b>Variance Request #7 – Screening Requirements – UDO Section 7.10.B.10.c</b> Variance approved to permit relief from the dumpster screening requirements. This variance was approved with the condition that the security fencing along Mt. Zion Road surrounding the dumpster area would be a solid material simulating stone rather than the proposed chainlink.</p> <p><b>Procedural Ordinance Process:</b> Unified Development Ordinance Process for Development Plans Development plan approval shall be required for those projects as listed below and in Chapter 4: Zoning Districts and Table 4:1: Use Matrix. Improvement Location Permits and Building Permits shall not be issued until the conditions and requirements of this ordinance have been met. Development Plans shall be provided for:</p> <ol style="list-style-type: none"><li>1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts</li><li>2. All uses within the Interstate Overlay District</li></ol> <p><b>Lebanon Staff Determination:</b> The project is located within the Planned Business Industrial (PBI) zoning district requiring Development Plan approval.</p>
<b>H. Action Requested:</b>	<p><b>Development Plan Approval</b> The applicant is requesting Development Plan approval in order to construct an approximately 615,000 speculative warehouse facility on the subject property with associated employee and truck access improvements.</p>
<b>I. TAC Review:</b>	<p><b>TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW</b> Development Plan Compliance with City of Lebanon Technical Advisory Committee (TAC)</p> <p><b>City of Lebanon Utilities</b></p> <p><b>Sewer and Water Division-</b> Comments were as follows:</p> <ul style="list-style-type: none"><li>• Ensure the contact information for Lebanon Utilities is up to date on Sheet C101 and that contact information is legible.</li><li>• Refer to Sheet 11 of the Standards for Private Distribution Meter Pits. Provide a meter for the fire protection line. The plans indicate a 3-inch meter which does not match the City Standards. Provide additional details for the water connections and metering.</li><li>• The site’s water meter should be located at the right-of-way unless greater distance is approved by Lebanon Utilities.</li><li>• Existing Manhole Connections shall be per Sheet 13 of the City Standards.</li><li>• Confirm the sanitary sewer design and the need for multiple laterals.</li><li>• It appears that Sanitary Structure 2 could be eliminated if the force main from the southeast grinder station was discharged directly to the mainline sewer.</li></ul>

- For Sanitary Laterals, per the Service Connection detail on Sheet 15 of the Lebanon City Standards, laterals shall be a minimum of 6-inch and minimum slope for 6-inch laterals is 1/4" per foot.
- Provide details and calculations for the sanitary grinder pump and force main. The sanitary grinder pump shall be sized based upon recommended flow in GPD and must consider the following:
  - Wet Well and discharge piping must be protected from freezing.
  - Model and basin size must be appropriate for incoming peak flows.
  - Appropriate alarm devices must be used.
- Note that proposed grinder pumps shall be operated and maintained by the property owner, not the City of Lebanon or Lebanon Utilities.

**Electrical Division-** The subject property is located within the Boone REMC service territory.

#### **City of Lebanon Stormwater**

- Satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering pursuant to the City of Lebanon Stormwater Control Ordinance dated December 22, 2017.
- Provide a copy of Rule 5 NOI to David Newell, Stormwater Administrator. Weekly City inspections of Stormwater BMP's are required throughout construction. Inspection fees will be \$50 per month, to be paid at the time of issuance of Improvement Location Permit, based on anticipated construction schedules.

**City of Lebanon Fire Department-**The applicant will be required to supply a Knox Box for emergency access to the site. Address numbers need to be placed on the street façade of the building and be 6-12" in size.

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

- Incorporate City of Lebanon Construction Standard details sheets into the final set of construction documents. Inapplicable details and or sheets may be "X"ed out as needed. Refer to the Directions for Use on Sheet 1 of the City Standards.
- The plans shall be signed and stamped by a Professional Engineer or Land Surveyor registered in the State of Indiana.
- Refer to Sheet 05 of the City Standards when constructing a new drive.
- Ensure approaches and curb within the City's right-of-way are in accordance with City Standards. Identify pavement design for right-of-way asphalt and curbs per the City Standards.
- Ensure drive aisles are constructed with heavy duty pavement.

**City of Lebanon Planning Staff Review-**

#### **1. Plan of Operation:**

The applicant is requesting Development Plan approval in order to construct an approximately 615,000 speculative warehouse facility on the subject property with associated employee and truck access improvements.

**2. Development Standards-**

The submitted civil drawings have demonstrated compliance with the following standards required for the Planned Business Industrial (PBI) Zoning District.

UDO Development Standards-Planned Business Industrial District	
Required	Provided
Minimum Lot Size = 5 Acres	Subject Lot = 45.6 acres
Minimum Lot Width = 200 Feet	950 Feet
Minimum Lot Frontage = 150 Feet	950 Feet
Front Setback = 50 Feet	196 Feet
Side Setback = 25 Feet	258 feet (west) 226 feet (east)
Rear Setback = 50 Feet	110 Feet
Maximum Height = 50 Feet	44 Feet
Maximum Lot Coverage = 75%	69.5%

**3. Parking Approval:**

UDO Parking Requirement	Provided On-Site
1 space per employee on the largest shift + 1 space per vehicle used in the operation of the warehouse	TOTAL = 185 spaces (177 standard, 8 handicap) Future parking as needed per end-user adds 172 additional spaces

**4. Lighting Approval:**

The applicant has submitted a lighting and photometric plan that meets all applicable UDO standards.

**5. Landscaping/ Bufferyard Approval:**

In review of the submitted landscaping plan, the applicant has provided a plan that meets all applicable requirements within the PBI zoning district, when also considering the Variances approved at the November 2018 BZA meeting.

**6. Signage Plan:**

Due to the fact that this is a speculative construction project and a tenant is not known, a signage plan has not been submitted at this time. Once a tenant has been determined, the applicant will be required to submit a signage plan that meets all applicable UDO standards.

**7. Architectural Review:**

The applicant has submitted architectural renderings that adhere to the requirements of the UDO. For reference, large scale manufacturing facilities are exempt from the architectural design standards from UDO Section 7.18.C.5.

**J: Staff  
Recommendation:**

**Staff Recommendation:**

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

1) **TAC Comments:**

The applicant adequately addresses any remaining City of Lebanon Technical Advisory Committee comments prior to application for any building permits or site improvements.

2) **Stormwater Approval:**

The applicant receives formal drainage approval from the City of Lebanon Board of Public Works prior to application for any building permits or site improvements.

3) **Signage Plan:**

The applicant provides a signage plan that adheres to all applicable UDO standards prior to installation of any signage.