

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
JANUARY 19, 2021 PUBLIC HEARING**

A. Case Number:	Docket # 21-2
B. Applicant:	CrossRoad Engineers representing City of Lebanon Street Department
C. Location:	The subject property is located at 316 N Mount Zion Road, Lebanon, Indiana, 46052.
D. Acreage and Zoning:	The subject property is zoned Planned Business Industrial (PBI) and comprised of 13.6 acres.
E. Adjacent Land Uses:	North – Retail center and hotel South – Industrial West – Retail center and industrial East – Gene Haas Training and Education Center
F. Property History:	<p style="text-align:center">January 4, 2021 Board of Zoning Appeals Approval</p> <p>Development Standards Variance Variance Request #1 – Parking Area Curbing UDO Section 7.5.C.3 Variance approved to permit relief from the parking area curb requirement for the equipment/ materials area behind the building.</p> <p>Variance Request #2 – Parking Lot Perimeter Landscaping UDO Section 7.8.J.3 Variance approved to permit relief from the parking lot perimeter landscaping requirement for the equipment/materials area behind the building.</p> <p>Variance Request #3 – Parking Lot Interior Landscaping UDO Section 7.8.J.2 relief from this requirement to allow the equipment/materials area behind the building to be constructed without interior islands.</p>
G. Ordinance Process:	<p>Procedural Ordinance Process:</p> <p>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>

1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts
2. All uses within the Interstate Overlay District

Lebanon Staff Determination: The project is located within the Planned Business Industrial (PBI) zoning district requiring Development Plan approval.

H. Action Requested:

Development Plan Approval

The applicant, CrossRoad Engineers, presented the intent to construct a new City of Lebanon street garage on the subject property. The new building is approximately 22,700 square feet with associated customer and employee parking areas and a fenced area behind the building for material storage and recycling facilities.

I. TAC Review:

TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW

Development Plan Compliance with City of Lebanon Technical Advisory Committee (TAC)

City of Lebanon Utilities

Sewer and Water Division-

- A minimum horizontal distance of ten (10) feet shall be maintained between parallel water lines and sewer lines. Perpendicular or angled crossings of water and sewer lines shall generally be at a vertical spacing of not less than eighteen (18) inches. If the minimum spacing cannot be met, special design details (such as encasement in sleeves) may be approved by Lebanon Utilities.
- Water main connected to the Lebanon Utilities Water System shall be ductile iron per Sheet 09 of the City Standards.
- Show the location of the proposed water meter. The site's water meter shall be located at the R/W line along Mt Zion Road. In addition, the meter pit shall be in accordance with the Details on Sheet 11 of the City Standards.
- Confirm with the Fire Department as to the requirements for the FDC connection. The FDC connection shall be within 100' of a fire hydrant supplied by the public water main. PIV shall be located next to the FDC. The FDC shall be fitted with a 5-inch Storz fitting with either a 22.5 or 45 degree downturn.
- The minimum cover for the force main is 54 inches and is correctly noted under Sanitary Note 5 on Sheet 400. However, the force main to existing manhole connection detail on the same sheet incorrectly shows the minimum depth as 36 inches.
- Sanitary laterals and sanitary sewers shall be separated from water service lines by a horizontal distance of no less than 10 feet and a vertical spacing of at least 18 inches. Sanitary Sewer and Water Line conflicts shall be shown in a profile view.
- Per the Service Connection detail on Sheet 13 of the Lebanon City Standards, the minimum slope permitted on sanitary laterals is 1/4" per foot and sanitary laterals shall be PVC SDR 26.
- Provide calculations for the proposed grinder pump station.

Electrical Division-

- Provide additional information on the site's electrical design.

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.

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-

- Provide a complete full-sized set of the most recent City Standards (Rev. 03/12/2020) attached to the construction drawings.
 - http://lebanon-utilities.com/wp-content/uploads/2020/06/standards_2020.pdf
- Please refer to the Directions for Use on Sheet 1 of the City Standards. Several of the specifications on Sheet 700-800 are in conflict with the requirements of the City Standards.
- Identify the Limits of Structure Backfill for utilities. Ensure that structure backfill is utilized whenever a non-parallel trench opening encroaches within 5' of a proposed street, private drive, or sidewalk.
- Open cut utility crossings of Mt Zion Rd are not allowed unless prior approval from the City Engineer is provided.
- Pavement and Curb within the City's ROW shall match City standards. Curb ramps and sidewalk shall match and reference City Standards as well.
- Provide Stop and Yield measures from the drive around the adjacent property.
- Confirm there is sufficient area for full truck movement adjacent to the building, material barn and above ground fuel tank. Bollards or additional protection around tank is recommend.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant, CrossRoad Engineers, presented the intent to construct a new City of Lebanon street garage on the subject property. The new building is approximately 22,700 square feet with associated customer and employee parking areas and a fenced area behind the building for material storage and recycling facilities.

2. Development Standards-

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

UDO Development Standards-Planned Business Industrial District

Required	Provided
Minimum Lot Size = 5 acres	Subject Lot = 13.6 acres
Minimum Lot Width = 200 Feet	200 Feet
Minimum Lot Frontage= 150 Feet	200 Feet
Front Setback = 50 Feet	395 Feet
Side Setback= 25 Feet	North - 150 Feet South – 92 Feet
Maximum Height=50 Feet	32 Feet

3. Parking Approval:

UDO Parking Requirement	Provided On-Site
1 space per employee plus 1 space per each company vehicle parked on-site (27 spaces required)	TOTAL = 27 spaces (14 regular, 1 handicap, 12 vehicle storage spaces)

4. Lighting Plan:

The applicant has not currently provided a photometric plan for the subject site. A photometric plan meeting all UDO standards for lighting will need to be submitted prior to submission for any building permits or site improvements.

5. Landscaping/ Bufferyard Approval:

In review of the submitted landscaping plan, the applicant has provided a plan that meets all applicable requirements within the Planned Business Industrial District when also considering the Variances approved by the Board of Zoning Appeals at their January 4, 2021 meeting.

6. Signage Plan:

The applicant has provided elevations of the building indicating a wall sign on the north facing elevation. While dimensions for the sign have not been provided, the sign appears to meet all applicable UDO standards for signage. Specific sign plans for any wall or ground signs shall be provided to the Planning Office prior to installation of any signage.

7. Architectural Review:

The applicant has submitted architectural renderings that adhere to the requirements of the Planned Business Industrial District. The primary building materials are stone and architectural metal.

<p>J: Staff Recommendation:</p>	<p>Staff Recommendation:</p> <p>In review of the submitted Development Plan as presented, Lebanon Planning Staff finds compliance with the Unified Development Ordinance Requirements for the subject site. Staff recommends approval of the subject Development Plan contingent on the following conditions:</p> <ul style="list-style-type: none">• 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.• Lighting Plan: The applicant shall submit a lighting and photometric plan that meets all applicable UDO standards prior to application for any building permits or site improvements.• Signage Plan: The applicant shall submit a signage plan indicating location and elevations of all proposed signs and receive sign permits before any sign installation.
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