

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION  
STAFF REPORT  
SEPTEMBER 20, 2021 PUBLIC HEARING**

<b>A. Case Number:</b>	<b>Docket # 21-41</b>
<b>B. Applicant:</b>	<b>Aaron Hurt for United Development, LLC</b>
<b>C. Location:</b>	<b>The subject property is located at 900 S SR 39, Lebanon, Indiana 46052.</b>
<b>D. Acreage and Zoning:</b>	<b>The subject property is zoned Planned Business Industrial (PBI), is located within the Thoroughfare Overlay District, and is comprised of 4.3 acres.</b>
<b>E. Adjacent Land Uses:</b>	<b>North – Undeveloped South – Industrial West – Industrial East – Agricultural</b>
<b>F. Property History:</b>	<p style="text-align:center"><b>Board of Zoning Appeals Approval</b></p> <p>June 1, 2015 and July 6, 2015</p> <p>Variance 1 – UDO Section 4.15.D – Reduction in Front Yard Setback Variance 2 – UDO Section 6.1.L.1.a – Parking Allowances in Front Yard Variance 3 – UDO Section 6.1.L.3.d – Lot Plantings Variance 4 – UDO Section 7.5.C.12 – Parking Space Dimensions Variance 5 – UDO Section 7.6.A.6 – Loading Berth Screening Variance 6 – UDO Section 7.8.J.2 – Parking Lot Interior Landscaping Variance 7 – UDO Section 7.8.O.4 – Loading Space Screening Variance 8 – UDO Section 6.1.L.2.a – Building Materials (50% Brick Req.) Variance 9 – UDO Section 6.1.L.3 – Building Materials (Smooth Face Block) Variance 10 – UDO Section 7.18.C.5.b – Building Offsets Variance 11 – UDO Section 7.18.C.5.d – Textured Concrete Panels Variance 12 – UDO Section 7.18.C.5.e – Roof Design</p> <p>September 7, 2021</p> <p>Variance 1 – UDO Section 6.1.L.3.g – Architectural Metal</p>
<b>G. Ordinance Process:</b>	<p><b>Procedural Ordinance Process:</b></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</p>

requirements of this ordinance have been met. Development Plans shall be provided for:

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, United Development, presented the intent to construct a 40,000 SF speculative industrial building on the subject property. The plan will also include appropriate employee/customer parking and truck loading docks.

**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-**

- Provide a complete full-sized set of the most recent City Standards (Rev. 03/12/2020) attached to the construction drawings.
- Indicate the location of the water meter for the proposed building on the Utility Plan Sheet. The water meter shall be located at the Right-of-Way line.
- Ensure existing water main sizing along SR 39 is accurate. LU's GIS records indicate the water main is 12-inch rather than the 8-inch indicated on the Utility Plan.
- No Fire Department Connection (FDC) has been shown. Confirm with the Fire Department as to the requirements for an FDC connection.
- Per the City Standards, water main is to be ductile iron pipe.
- Per the City Standards, sanitary laterals shall be PVC SDR 26 at a minimum slope of 1/4-inch per foot (2.083%).
- It is recommended that sanitary cleanouts be shifted away from the proposed water service line.

**Electrical Division-**

- No comments. The project is located within the Boone County REMC electrical 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.

**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-**

1. All Sheets:
  - a. Add a note to all appropriate sheets which states the following: All work within the right-of-way shall meet current City of Lebanon Construction Standards.
  - b. Add a note to all appropriate sheets which states the following: The contractor/developer shall protect existing right-of-way infrastructure and be responsible for restoration, as necessary.
  - c. Add a note to all appropriate sheets which states the following: Roof drain downspouts shall discharge at grade adjacent to the structure with proper grading to ensure drainage away from foundation.
  - d. Indicate all utility and utility conduit crossings on all appropriate plan and profile views. Denote locations, size, depth, and material. Provide concrete cradles where vertical separation of 18” between outside of pipes is not attainable (6” min. clearance required).
2. Sheet C101 – Existing Conditions and Demolition Plan:
  - a. Provide reference to maintenance of traffic plan associated with demolition and reconstruction within existing rights-of-way.
    - i. Indicate saw-cutting of existing edge of pavement prior to curb removal along Enterprise Boulevard, if needed.
3. Sheet C200 – Site Plan:
  - a. Provide 10’ asphalt path along the entire Enterprise Drive frontage, per Lebanon Comprehensive Plan. Maintain minimum 5’ tree lawn, utility pole relocation may be required.
  - b. Provide 6’ concrete walk along the entire SR 39 frontage, per Lebanon Comprehensive Plan, including necessary ADA accommodations at the intersection of SR 39 and Enterprise (coordinate approvals with INDOT as necessary)
4. Sheet C300 – Grading and Drainage Plan:
  - a. Ensure that ADA and PROWAG standards for ramps, including longitudinal and cross slopes, are met.
  - b. Address all comments provided by Kerry Dailey of CBBEL.
  - c. Address all comments provided by Lebanon Utilities and their consultants.
5. Sheet C301 – Flood Routing Plan:
  - a. Address all comments provided by Kerry Dailey of CBBEL.
6. Sheet C500 – Utility Plan:
  - a. Indicate all utility and utility conduit crossings on all appropriate plan and profile views. Denote locations, size, depth, and material. Provide concrete cradles where vertical separation of 18” between outside of pipes is not attainable (6” min. clearance required).
  - b. Indicate Structural backfill within 5’ of all rights-of-way. Notes shall be placed that indicate all structural material to be compacted in 6” lifts.

- c. Provide 10' horizontal separation between water mains, storm sewers and structures, and sanitary sewers and structures.
- d. Address all comments provided by Kerry Dailey of CBBEL.
- e. Address all comments provided by Lebanon Utilities
- 7. Sheet C501 – Photometric Plan:
  - a. No comments at this time, see Planning Department for further direction.
- 8. Sheet C700 – Landscape Plan:
  - a. Provide Street Trees along Enterprise Boulevard, see Planning Department for further direction.
- 9. Sheet C701 – Landscape Notes and Details:
  - a. No comments at this time, see Planning Department for further direction.
- 10. Sheet C800 – Site Details:
  - a. Remove any details that are duplicative of details provided in the Lebanon, Indiana - Lebanon Standards, incorporate current Standards issuance 3/12/2020 (currently being updated with 2021 revisions).
- 11. Provide Maintenance of Traffic plan in compliance with MUTCD for the construction of the proposed entrance.
- 12. Provide copy of Rule 5 NOI to Scott Calvert, MS4 Coordinator. Weekly inspections of Stormwater BMP's are required throughout construction. Inspection fees will be \$50 per month from permit issuance till a certificate of occupancy is received. Fees shall be paid at the time of permitting based on the proposed anticipate construction schedule.
- 13. Incorporate current Lebanon Standards details sheets, **updated 3/12/2020**. Inapplicable details and or sheets shall be "X"d out.

**City of Lebanon Planning Staff Review-**

**1. Plan of Operation:**

The applicant, United Development, presented the intent to construct a 40,000 SF speculative industrial building on the subject property. The plan will also include appropriate employee/customer parking and truck loading docks.

**2. Development Standards-**

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

UDO Development Standards-Planned Business Industrial District	
Required	Provided
Minimum Lot Size = 5 acres	4.3 acres, Lot of record which was recorded prior to the 2008 UDO.
Minimum Lot Width = 200 Feet	348 Feet
Minimum Lot Frontage = 150 Feet	382 Feet
Front Setback = 50 Feet	Enterprise Dr – 49 Feet (Approved by Variance) SR 39 – 92 Feet

Side Setback= 25 Feet	50 Feet
Rear Setback = 50 Feet	285 Feet
Maximum Height=50 Feet	40 Feet
Maximum Lot Coverage = 75%	56%

**3. Parking Approval:**

<b>UDO Parking Requirement</b> 1 space per employee on the largest shift plus 1 space per vehicle used in the operation of the industry	<b>Provided On-Site</b> TOTAL = 59 spaces (56 regular, 3 ADA)
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**4. Lighting Plan:**

The applicant has submitted a lighting plan that meets all applicable standards of the Unified Development Ordinance.

**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 and Thoroughfare Overlay Districts when also considering the Variances approved by the Board of Zoning Appeals at their June 1, 2015 meeting.

**6. Signage Plan:**

Due to the speculative nature of this building, the applicant has not proposed any signage at the present time. Once tenants are identified, the applicant shall submit a signage plan for approval that meets all applicable UDO standards.

**7. Architectural Review:**

The applicant has submitted architectural renderings that adhere to the requirements of the Planned Business Industrial District when also considering the Variances approved by the Board of Zoning Appeals at their meetings in 2015 and 2021. The building is proposed to be a combination of split face concrete block and architectural metal panels.

<p><b>J: Staff Recommendation:</b></p>	<p><b>Staff Recommendation:</b></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"><li>• <b>TAC Comments:</b> The applicant adequately addresses any remaining City of Lebanon Technical Advisory Committee comments prior to application for any building permits or site improvements.</li><li>• <b>Signage Plan:</b> The applicant shall submit a signage plan indicating location and elevations of all proposed signs and receive sign permits before any sign installation.</li></ul>
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