

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
OCTOBER 18, 2021 PUBLIC HEARING**

A. Case Number:	Docket # 21-47
B. Applicant:	IMI Indiana, LLC
C. Location:	The subject property is located at 3450 S Indianapolis Road, Lebanon, Indiana 46052.
D. Acreage and Zoning:	The subject property is zoned Single-Family Residential (SF) and is comprised of 10.24 acres.
E. Adjacent Land Uses:	North – Commercial/Single-Family Homes South – Agricultural West – Agricultural East – Agricultural
F. Property History	History of Property: The subject property has historically been used as an IMI concrete facility, predating the annexation to the city in 2007, creating a legally existing non-conforming use. To facilitate the current expansion of the property, the applicant received a Variance of Use from the Board of Zoning Appeals at their April 5, 2021 meeting to allow a concrete production facility in the SF zoning district. At that same meeting, the applicant also received a Variance to allow for the additional height required for the production facility.
G. Ordinance Process:	Procedural Ordinance Process: 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: <ol style="list-style-type: none">1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts2. All uses within the Interstate Overlay District Lebanon Staff Determination: The applicant proposed the intent to construct an additional concrete production facility on the subject property. While the property is zoned SF, the non-residential nature of the project requires Development Plan review.

H. Action Requested:	Development Plan Approval The applicant, IMI Indiana, presented the intent to construct a new concrete production facility on the subject property. In addition, the applicant will be providing additional detention facilities to accommodate the increase in impervious surface associated with the project.
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- <ul style="list-style-type: none">• No comments. There are no water/sanitary sewer improvements proposed with the project. Electrical Division- <ul style="list-style-type: none">• Coordinate electrical needs and proposed connections with the Lebanon Utilities Electric Department. City of Lebanon Stormwater- <ul style="list-style-type: none">• 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- <ul style="list-style-type: none">• No comments. City of Lebanon Engineer- <ol style="list-style-type: none">1. All Sheets:<ol style="list-style-type: none">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.2. Sheet 100 – Cover Sheet:<ol style="list-style-type: none">a. “APPROVED FOR CONSTRUCTION” stamp, shall be added, when appropriate, as follows:

APPROVED FOR CONSTRUCTION

Release For Construction Date: _____

Preconstruction Conference Date: _____

By: _____ Date: _____

Kevin Krulik PE PS AICP, City Engineer

City of Lebanon, IN

3. Sheet 100 – Topographic Survey:
 - a. No comments at this time.
4. Sheet 300 – Site Dimension Sheet:
 - a. Adjust existing linework to reflect demolition limits
 - i. Clearly delineate new versus existing pavement surfaces
 - ii. Remove linework associated with existing features to be demolished to improve legibility.
 - b. Provide traffic control signage clearly delineating entrance and exit operations.
 - c. All traffic control posts installed within the right-of-way shall be black painted square breakaway steel posts.
 - d. All traffic control signage within the right-of-way to have black painted sign backs.
 - e. All proposed pavement within right-of-way must meet city of Lebanon standard for heavy duty pavements.
5. Sheet 400 - Utility Plan
 - a. Address all comments proved by Lebanon Utilities and/or their reviewing consultants.
6. Sheet 500 – Grading Plan:
 - a. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL.
7. Sheet 600-601 – Storm Plan and Profile:
 - a. Indicate all public and private utility and or conduit crossings, including locations, size, depth, and material.
 - b. Provided structural backfill in all traffic areas. Notes shall be placed that indicate all structural material to be compacted in 6” lifts.
 - c. Indicate structural backfill within 5’ of all rights-of-way. All offsite storm sewer shall require structural backfill. Notes shall be placed that indicate all structural material to be compacted in 6” lifts.
 - d. Depict Hydraulic Grade Line.
 - e. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL.

8. Sheet 700-701 – Erosion Control Plan and Details:
 - a. Provide for offsite storm sewer erosion control measure, including protection of downstream receiving ditch.
 - b. Ensure compliance with requirements with the City of Lebanon Stormwater Control Ordinance as outlined by CBBEL.
9. Sheet 800 – Site Details:
 - a. Please remove any detail that is in conflict or duplicative of details provided in the current City of Lebanon Standard Details.
10. Sheet 900 – Specifications:
 - a. No comments at this time.
11. Incorporate current Lebanon Standards details sheets. Inapplicable details and or sheets shall be “X”d out.
12. Sheet 1000 – Landscape Plan:
 - a. See planning department for additional comments.
13. Sheet 1001 –Landscape Details
 - a. See planning department for additional comments.
14. Provide Maintenance of Traffic plan in compliance with MUTCD for the construction of the off-site storm sewer.
15. Provide copy of Indiana Department of Natural Resources (IDNR) Rule 5 Notice of Intent (NOI) to Scott Calvert, MS4 Coordinator. Weekly City inspections of Stormwater BMP’s are required throughout construction. Inspection fees will be \$50 per month from permit issuance till a Notice of Termination (NOT) is filed. Fees shall be paid at the time of permitting based on the proposed anticipate construction schedule.
16. Incorporate current Lebanon Standards details sheets. Inapplicable details and or sheets shall be “X”d out.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant, IMI Indiana, presented the intent to construct a new concrete production facility on the subject property. In addition, the applicant will be providing additional detention facilities to accommodate the increase in impervious surface associated with the project.

In response to comments and concerns expressed at the September Plan Commission meeting, the applicant has updated the proposed plans accordingly. In order to address accumulation of dust, the applicant is proposing to pave all truck access areas with concrete. The applicant has provided an exhibit that identifies where trucks will enter, move through, and exit the site. Where the truck movements cross existing gravel areas, the applicant has proposed to add concrete to eliminate potential truck movement on gravel. In addition, the applicant has worked with Staff to upgrade the site’s visual aesthetic along Indianapolis Road. To this end, the applicant is proposing additional landscape beds with trees and shrubs along both sides of the truck exit in the middle of the site. This additional landscaping is in addition to the already proposed buffer landscaping along the southern property line.

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 Commercial District	
Required	Provided
Minimum Lot Size = 5 acres	Subject Lot = 10.24 acres
Side Setback= 25 Feet	South - 25 Feet
Maximum Height = 50 Feet	100 Feet (Approved by Variance)

3. Parking Approval:

UDO Parking Requirement	Provided On-Site
1 space per employee on the largest shift	No additional parking required.

4. Lighting Plan:

The applicant is currently working with staff on an updated lighting plan for the property. The applicant will need to provide a photometric plan indicating that all existing and proposed lighting meets the UDO standards and ensures no adverse light spillage on adjoining neighbors.

5. Landscaping/ Bufferyard Approval:

The applicant is proposing a privacy fence along the northern property line per a previous Variance of Use approval. In addition, along the southern property line where the proposed facility is located, the applicant will be preserving all existing mature trees, adding new deciduous trees where the existing trees are not sufficient, and planting a double row of evergreen trees along a 350-foot open area directly adjacent to the new facility.

6. Signage Plan:

The applicant is not proposing any additional signage with the proposed project.

7. Architectural Review:

The applicant is installing a concrete production facility similar to the existing facility on the property.

**J: Staff
Recommendation:**

Staff Recommendation:

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:

- **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 submits a lighting and photometric plan that meets all applicable UDO standards prior to application for any building permits or site improvements.