

Statement of Intent

It is the intent of imi Indiana, LLC to relocate a concrete ready-mix plant to parcel (Parcel No. 06-07-22-000-018.000-027) on the west side of S. Indianapolis Rd. between CR South 250 E and CR East 400 S. The intent of the relocation is to create another permanent imi ready-mix concrete plant to serve the needs of the developing Lebanon/I-65/Whitestown corridor and adjacent areas. It is understood that as this corridor is an emerging corridor that has a long-term vision for establishing and creating the highest use for the area, the development of the project shall be completed in a manner that considers any potential impacts to the neighboring parcels while going above and beyond to create an attractive site for the corridor. The subject parcel is currently zoned Single Family (SF), and am seeking a Use Variance request to allow an industrial use with the standards associated with the PBI District. The Use Variance can be served with adequate utilities as many existing utilities are already located on the west side of S. Indianapolis Rd, as there are currently commercial developments immediately north and south of the already existing site and residential dwellings north and south of the site. It is anticipated that all necessary utilities (water, sewer, electric) are all readily available to the site. The subject parcel contains Right-of-Way frontage, so it is anticipated that there are no concerns with ingress/egress to the site. The development of the parcel will be in accordance with the Boone County Stormwater Technical Standards. As such, a proposed detention pond will be provided on site to meet all necessary water quantity and quality requirements per Boone County Surveyor's Office drainage requirements. It is anticipated that the detention pond will be required to limit the release of water from the developed site to 0.1 cfs/acre for the 0–10-year return interval storms and 0.3 cfs/acre for the 11–100-year return interval storm event. The detention pond is proposed to be located on the west side of the property. Lastly, by review of the National Wetlands Inventory Map and existing site conditions, it appears that there are no apparent wetlands present, jurisdictional or otherwise, within the planned area of disturbance.

The layout of the development including, but not limited to, buffering and screening / landscaping, and the operation of the site will consider the entire adjacent area, especially the neighboring residential uses north and south of the site. The development of the site and operation of the facility, along with any agreed upon commitments, will be completed in a manner such that it is not dangerous, injurious, or noxious to the other adjacent properties and persons. Any potential visual and audible impacts to the surrounding community will be considered and minimized to the greatest extent possible. The project site, as located currently, consists of a high level of buffering and screening from the north and south ad joiners, and this buffering and screening is anticipated to remain throughout the duration of the development. The screening is proposed to consist of berms (approximately 6 ft. in height) with deciduous and evergreen tree plantings and shrubs on the berm. As indicated above, the development of the project will place a strong emphasis on going above and beyond to make this site as visually attractive as possible with buffering and screening. The design of the development, including layout and landscaping of the property will be completed in accordance with the City of Lebanon's Comprehensive Plan and consistent with the areas adjacent to the site. The landscape plan will be completed by a Professional Landscape Architect (PLA) and will consist of high-quality materials. Signage and lighting will also be in accordance with the City of Lebanon, and will satisfy the vision of the City's and adjacent municipalities to the greatest extent possible. The development of the project site will provide adequate area for proper vehicular movements. All necessary parking will be located on the subject parcel. Parking necessary for the plant employees will be located near the plant structure, while parking for the concrete trucks and equipment will be located on the western portion of the property. The development of the property with the proposed concrete plant facility will result in minimal traffic generation from the site and is not anticipated to result in any potential traffic congestion in the area.